

Mark  
Webster  
estate agents



Goldsborough  
Wilnecote  
£245,000

\*\*\* FOUR BEDROOMS - OFF ROAD PARKING - VERY WELL SITUATED \*\*\* For sale with MARK WEBSTER estate agents is this semi-detached family home briefly comprising: Kitchen, lounge, dining room, utility room, conservatory, four bedrooms, shower room, enclosed rear garden and off road parking. Viewing is essential.

## ENTRANCE HALL

Having an extended kitchen area with useful storage unit, a door to the lounge and an opening to...

## KITCHEN

**7' 1" x 7' 8" (2.16m x 2.34m)**

Double glazed window to front aspect, vinyl flooring, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, stainless steel sink, electric hob, space for a freestanding fridge, space and point for an electric oven, further appliances spaces and a wall mounted combination central heating boiler.

## UTILITY ROOM

**8' 5" x 7' 5" (2.57m x 2.26m)**

Double glazed window to front aspect, laminated wooden effect flooring, a range of fitted kitchen units, roll edge work surfaces, appliance spaces and an opening through to...

## DINING ROOM

**11' 3" x 7' 4" (3.43m x 2.24m)**

Double glazed sliding doors giving access to the garden, laminated wooden effect flooring and a double panelled radiator.

## LOUNGE

**12' 2" x 12' 5" (3.71m x 3.78m)**

Double panelled radiator, stairs leading off to the first floor landing and double glazed sliding doors to...

## CONSERVATORY

**9' 5" x 12' 0" (2.87m x 3.66m)**

Double glazed windows, laminated wooden effect flooring, double panelled radiator and double glazed French doors giving access to the rear garden.

## FIRST FLOOR LANDING

Doors leading off to...

## BEDROOM ONE

**11' 7" x 9' 5" (3.53m x 2.87m)**

Two double glazed windows to rear aspect, single panelled radiator and a door to a useful storage cupboard.



## BEDROOM TWO

10' 1" x 7' 5" (3.07m x 2.26m)

Double glazed window to rear aspect and a single panelled radiator.

## BEDROOM THREE

9' 9" x 7' 5" maximum (2.97m x 2.26m)

(5' 7" x 4' 4" minimum) Double glazed window to front aspect and a single panelled radiator.

## BEDROOM FOUR

8' 6" x 6' 2" (2.59m x 1.88m)

Double glazed window to front aspect and a single panelled radiator.

## SHOWER ROOM

5' 6" x 5' 8" (1.68m x 1.73m)

Opaque double glazed window to front aspect, vinyl flooring, panelled walls, heated towel rail, hand wash basin with useful vanity storage below, low level WC and a corner shower enclosure with electric shower.

## TO THE EXTERIOR

To the front of the property there is a block paved driveway proving ample off road parking. The enclosed rear garden is mainly paved with a mature planted border to one side and a side access gate.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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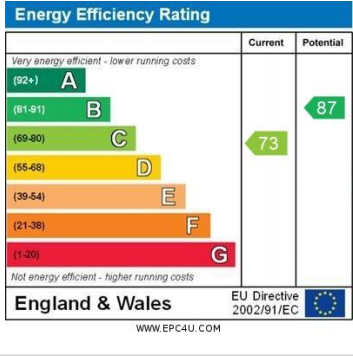
Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



**Floorplan**



**Energy Performance Rating:**



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