



New Street  
Dordon  
£220,000

\*\*\* CONVERTED LOFT SPACE - REAR GARAGE & PARKING - TRADITIONAL FAMILY HOME \*\*\*. For sale with MARK WEBSTER estate agents is this semi-detached property briefly comprising: Two reception rooms, kitchen, utility area, two first floor bedrooms, family bathroom, converted loft bedroom, rear garden, garage and off road parking. Viewing is essential.



### FRONT RECEPTION ROOM

12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed window to front aspect, single panelled radiator, feature fireplace and a door to...

### REAR RECEPTION ROOM

12' 4" x 12' 2" (3.76m x 3.71m)

Double glazed windows to rear and side aspects, single panelled radiator, useful under stairs storage cupboard, door to the stairs, feature fireplace and a door to...

### KITCHEN

12' 8" x 6' 10" (3.86m x 2.08m)

Double glazed window to side aspect, side door giving access to the rear garden, tiled floor, tiled walls, a range of base and eye level kitchen units, roll edge work surfaces, stainless steel sink, space for a range style cooker, wall mounted central heating boiler, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer and an opening to...

### UTILITY AREA

6' 8" x 6' 4" (2.03m x 1.93m)

Double glazed windows to side aspects, double panelled radiator, appliance space and a door giving access to the rear garden.

### FIRST FLOOR LANDING

Double glazed window to side aspect, stairs leading off to the converted loft bedroom and doors to...

### BEDROOM TWO

9' 1" x 12' 4" (2.77m x 3.76m)

Double glazed window to front aspect, decorative fireplace surround and a single panelled radiator.

### BEDROOM THREE

12' 2" x 9' 3" (3.71m x 2.82m)

Double glazed window to rear aspect, door to a useful store and a single panelled radiator.



## BATHROOM

12' 7" x 7' 0" (3.84m x 2.13m)

Opaque double glazed window to rear aspect, double panelled radiator, pedestal wash basin, low level WC, freestanding bath and a separate shower ensure with mixer style shower.

## CONVERTED LOFT BEDROOM

18' 2" x 11' 9" (5.54m x 3.58m)

Having two skylight windows and a double panelled radiator.

## REAR GARAGE

10' 4" x 20' 2" (3.15m x 6.15m)

Detached brick-built garage to the rear with double opening doors.

## TO THE EXTERIOR

The property has a small walled front garden leading to the front door. The rear garden has a paved patio area with the rest being laid to lawn. There is a gravel parking space to the rear with double gates opening out onto the rear driveway which provides additional parking and access to the garage.

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

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

**TENURE:** We have been informed 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).

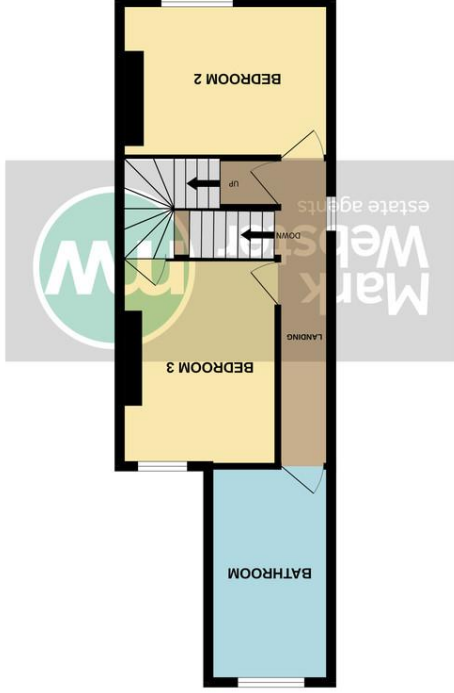
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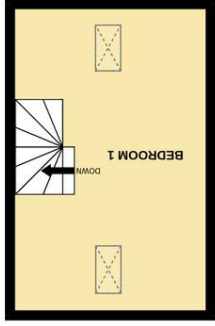
GROUND FLOOR  
450 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency.

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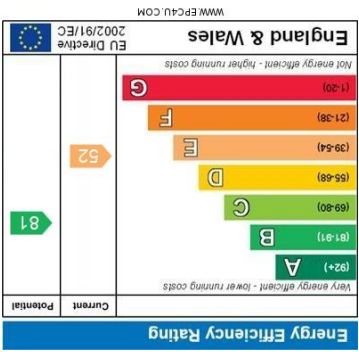
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