



St Leonards View
Dordon
£220,000

*** NO UPWARD CHAIN ~ CLOSE TO LOCAL SCHOOLS ~ FREEHOLD ***. For sale with MARK WEBSTER estate agents is this three bedroom semi detached family home briefly comprising: Kitchen, rear lounge/diner, utility room/store (previously garage), three bedrooms, shower room, driveway and long rear garden. Viewing is recommended.

OPEN PLAN RECEPTION HALL

Having an opaque double glazed entrance door, laminated wooden effect flooring, radiator, stairs leading off to the first floor landing, door to the lounge/diner and an arched opening to the kitchen.

KITCHEN

8' 9" x 6' 10" (2.67m x 2.08m)

Double glazed window to front aspect, door to an under stairs storage cupboard, fitted base and eye level units, roll edge work surfaces, circular sink, space and point for a gas cooker, plumbing for a washing machine, tiled splash back areas and a door to...



CONVERTED GARAGE/UTILITY ROOM

10' 8" x 7' 2" (3.25m x 2.18m)

Double glazed window to side aspect, appliance spaces and a roll edge work surface area.

LOUNGE/DINER

17' 7" x 11' 5" (5.36m x 3.48m)

Double glazed window to rear aspect, double glazed sliding patio style doors leading out to the rear garden, two double panelled radiators, laminated wooden effect flooring and a feature fireplace.



FIRST FLOOR LANDING

Access to the roof storage space, two useful storage cupboards (one housing the central heating boiler) and further doors leading off to...

BEDROOM ONE

11' 5" x 10' 2" (3.48m x 3.1m)

Double glazed window to rear aspect, double panelled radiator and a fitted double wardrobe.

BEDROOM TWO

10' 2" x 8' 10" (3.1m x 2.69m)

Double glazed window to front aspect and a fitted wardrobe.



BEDROOM THREE

8' 6" x 7' 3" (2.59m x 2.21m)

Double glazed window to rear aspect and a useful fitted storage cupboard.

SHOWER ROOM

6' 10" x 5' 10" (2.08m x 1.78m)

Opaque double glazed window to front aspect, chrome towel radiator, tiled floor, low level WC, wash basin, useful vanity storage cupboards, walk in style shower enclosure having a chrome mixer style shower, tiled splash back areas.

TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking with access to the shortened garage (not suitable for a car, only storage). The rear garden is long having a paved patio, lawn, side stoned borders and fenced boundaries.

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 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).

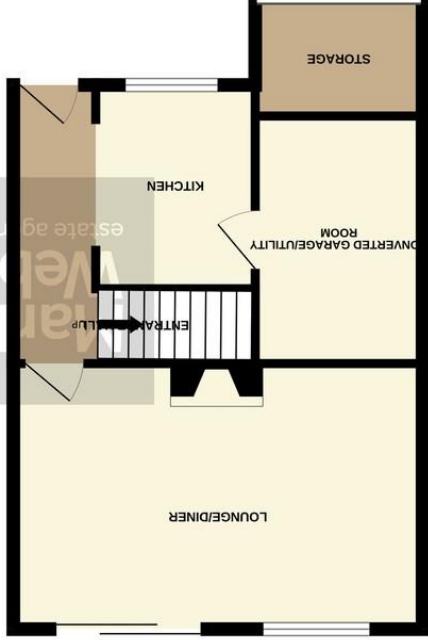
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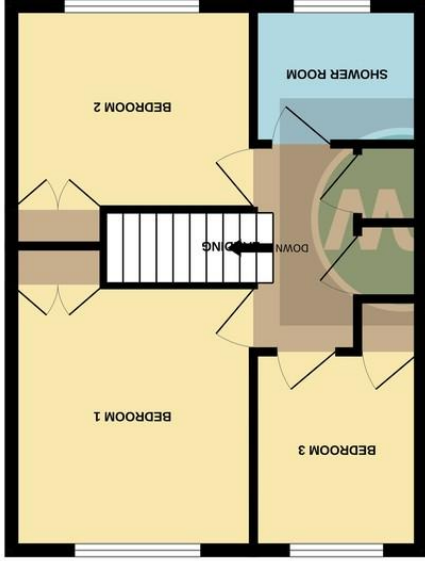
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Sat: 9:00am – 4:00pm



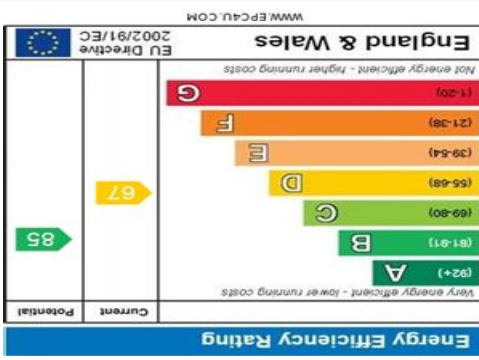
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 6.0.2025

Energy Performance Rating:



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