

Mark
Webster
estate agents



Lullington Road

CLIFTON CAMPVILLE



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FOR SALE

Lullington Road
Clifton Campville
£250,000

*** SOUGHT AFTER VILLAGE LOCATION - OFF ROAD PARKING - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this spacious 3 bedroom family home briefly comprising: Lounge, guest WC, kitchen/diner, three bedrooms, family bathroom, driveway and a good sized rear garden. Viewing is essential.

Set in this sought after village of Clifton Campville is this excellent opportunity to purchase a spacious and modern three bedroom semi-detached home with the benefit of no upward chain. This modern home has fabulous room sizes with high ceilings and comprises in more detail as follows:

ENTRANCE HALL

Having an attractive composite style entrance door, double glazed windows to front and side aspect, double panelled radiator, stairs leading off to the first floor landing, door to a useful under-stairs storage cupboard and further doors to...

LOUNGE

14' 6" x 9' 6" (4.42m x 2.9m)

Double glazed window to front aspect and two double panelled radiators.

KITCHEN/DINER

10' 0" x 16' 8" (3.05m x 5.08m)

Double glazed window to rear aspect, double panelled radiator, tile effect vinyl floor, a range of base and eye level kitchen units, square edge work surfaces with matching up stands, stainless steel sink, electric hob with extractor over, eye level oven, integrated fridge/freezer, built in dishwasher and automatic washing machine and a composite style door giving access to the rear garden.

GUEST WC

4' 7" x 5' 9" (1.4m x 1.75m)

Single panelled radiator, tile effect vinyl floor, pedestal wash hand basin and a low level WC.

FIRST FLOOR LANDING

Access to roof space, double panelled radiator, door to an airing cupboard and further doors to...

BEDROOM ONE

12' 7" to fitted wardrobes x 9' 2" (3.84m x 2.79m)

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



BEDROOM TWO

14' 7" x 8' 9" maximum (4.44m x 2.67m)

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

BEDROOM THREE

9' 9" x 7' 6" (2.97m x 2.29m)

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

BATHROOM

6' 6" x 7' 2" (1.98m x 2.18m)

Opaque double glazed window to front aspect, double panelled radiator, tile effect vinyl floor, tiled splash back areas, chrome heated towel rail, wall mounted wash hand basin and a panelled bath with chrome mixer style shower over.

TO THE EXTERIOR

To the front of the property there is a block paved driveway and small lawn with well-established border. The enclosed rear garden is of good size and mainly laid to lawn with a paved patio area.

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

SERVICES: We understand that all mains services are connected with the exception of mains gas. The property benefits from an air source pump heating system which can reduce energy bills costs.

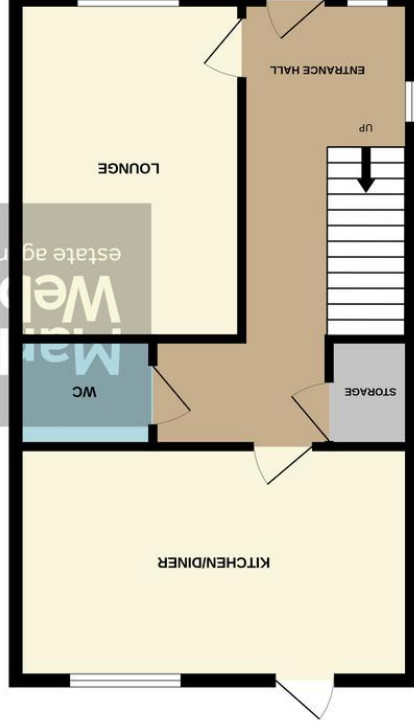
TENURE: We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

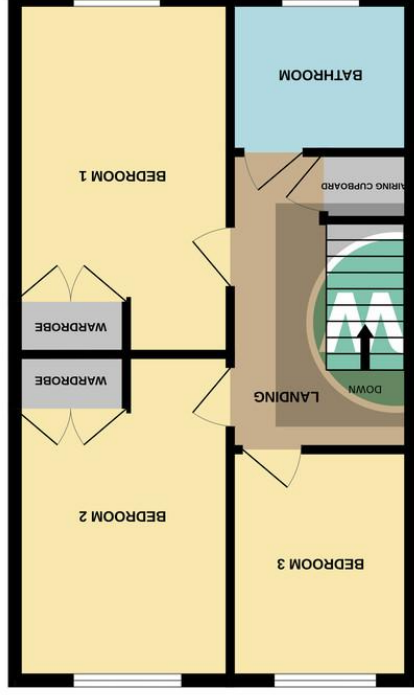
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



GROUND FLOOR (45.8 sq.m.) approx.



1ST FLOOR (45.7 sq.m.) approx.



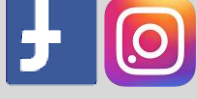
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Hoxpox 02/24

TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.

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



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Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.