

David Plaister is pleased to offer to the market this three bedroom semi-detached house situated in the delightful and sought after Village of Hutton. Accommodation comprises of living room, dining area, kitchen, three bedrooms and bathroom. The front of the property is laid to gravel providing valuable off street parking. To the rear of the property you will find a tiered garden enclosed by close board fencing laid to lawn, slab and gravel. Additional benefits include double glazed windows, gas fired central heating and a garage. EPC rating D65, Council Tax Band C.



- Three bedroom, semi-detached house
- Next to Hutton Village Park
- Gas fired central heating and double glazed windows
- Situated in the sought after Village of Hutton
- Priced to sell
- In need of some attention
- EPC rating D65, Council Tax Band C

ACCOMMODATION

Hallway

Panel front entrance door to open hallway with panelled walls below dado rail, coved ceiling, radiator, doors and openings to rooms and garage, stair flight rising to first floor.

Living Room 12' 5" x 10' 5" (3.78m x 3.18m) (into recess)

Coved ceiling, UPVC double glazed window, feature fireplace with inset coal effect gas fire, laminate 'wood effect' flooring and radiator.

Open Plan Dining Area 10' 9" x 7' 5" (3.27m x 2.26m) (to stair string)

Coved ceiling, UPVC double glazed window, radiator, understairs storage area, laminate 'wood effect' flooring.

Kitchen 10' 3" x 7' 5" (3.12m x 2.26m)

Range of wall and floor units with roll edge work surfaces and tiled splashbacks over. Coved ceiling, radiator, tiled flooring, inset five ring gas hob with canopy type extraction hood over, one and a half stainless steel sink and drainer, space and plumbing for appliances, spotlight track, UPVC double glazed window and door.

Stair flight rising to first floor from dining/hallway.

First Flooring Landing

Access to roof space, doors to rooms, cupboard housing 'Potterton' gas fired boiler and controls, part clad walls under dado rail.

Bedroom One 13' 4" x 10' 0" (4.07m x 3.04m)

Spacious room with coved ceiling, UPVC double glazed window with views over roof tops to hills beyond, radiator and built in cupboard.

Bedroom Two 13' 4" x 8' 6" (4.06m x 2.60m)

Coved ceiling, radiator, UPVC double glazed window with views as bedroom one.

Bedroom Three 10' 10" x 7' 3" (3.30m x 2.20m)

Coved ceiling, radiator and UPVC double glazed window over looking rear garden.

Bathroom 9' 10" x 7' 8" (3.00m x 2.33m) (maximum)

UPVC double glazed windows, wash hand basin and pedestal, low level W/C, free standing bath and corner shower cubicle.

Integral Garage 13' 2" x 7' 11" (4.02m x 2.42m) (internal measurements)

Integral garage with up and over door.

Outside

Front

Laid to gravel providing off street parking.

Rear

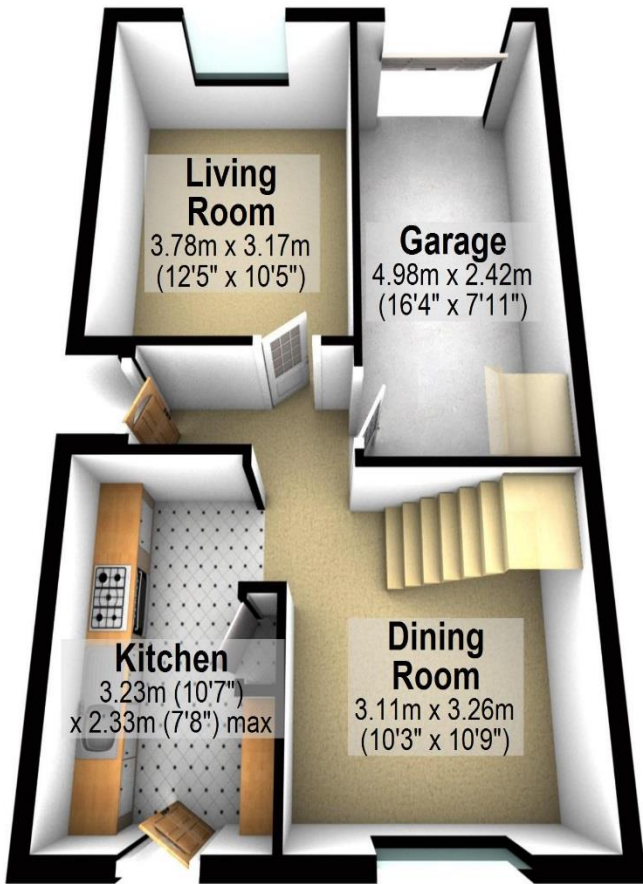
A tiered rear garden enclosed by close board fencing, laid to lawn, slab and gravel, shed, outside water supply tap.





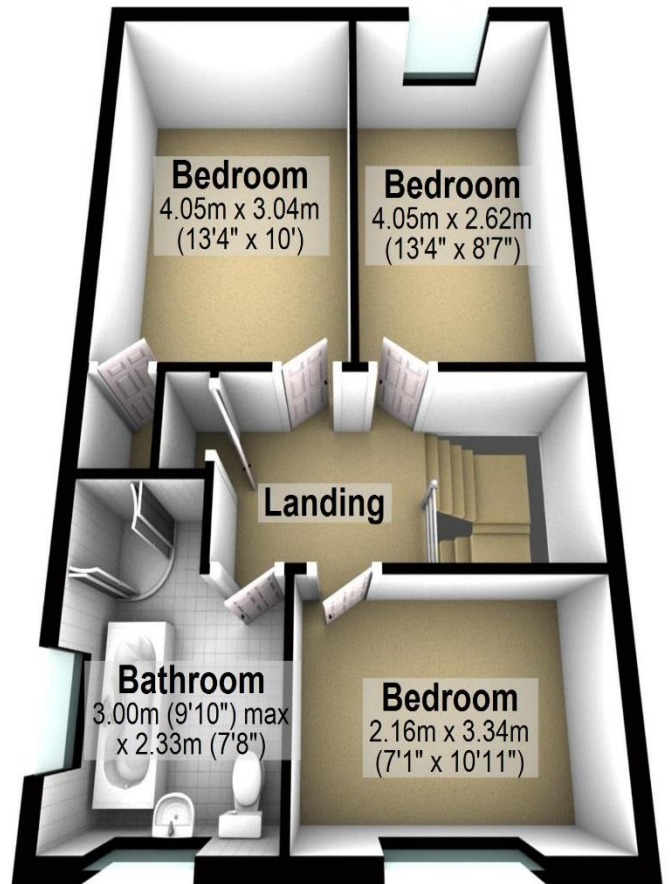
Ground Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 93.1 sq. metres (1001.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		82
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.