



TOP ROAD | RATTLEDEN

Refurbished House with Generous Garden & Views Over Rolling Fields

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Guide Price £325,000 Freehold

FEATURES

- Rural location with generous garden and rolling field views
- Recently refurbished
- Oil fired central heating - recently installed external boiler
- Open-plan kitchen/living area
- Orchard with variety of fruit trees
- Virtual 3D Tour

DESCRIPTION

Recently refurbished three bedroom semi-detached property with generous garden and views over rolling fields. Boasting a generous open plan kitchen living space with island and integrated appliances, fully tiled bathroom and three generous bedrooms. Rattlesden Primary School approximately 0.6miles away.



ACCOMMODATION

Entrance Porch

Windows overlooking front garden, door leading to front garden and driveway.

Kitchen/Dining Living Space 22'2" x 12'0" (6.76m x 3.66m)

Wide range of wall and base units with glass fronted display units, butler style sink, eye-level oven with grill, integrated dishwasher and washing machine. Island with breakfast bar and integrated electric hob. Windows to the front side and rear aspect. Door leading to the rear garden.

Inner Hall

Stairs leading to first floor.

Bathroom

Fully tiled room with panel bath, low level WC, hand wash basin with vanity unit below. Wall mounted heated towel rail. Window to rear aspect.

First Floor Landing

Window to side aspect.

Bedroom 1 10'7" x 12'0" (3.23m x 3.66m)

Two windows to front aspect.

Bedroom 2 11'7" x 8'5" (3.52m x 2.56m)

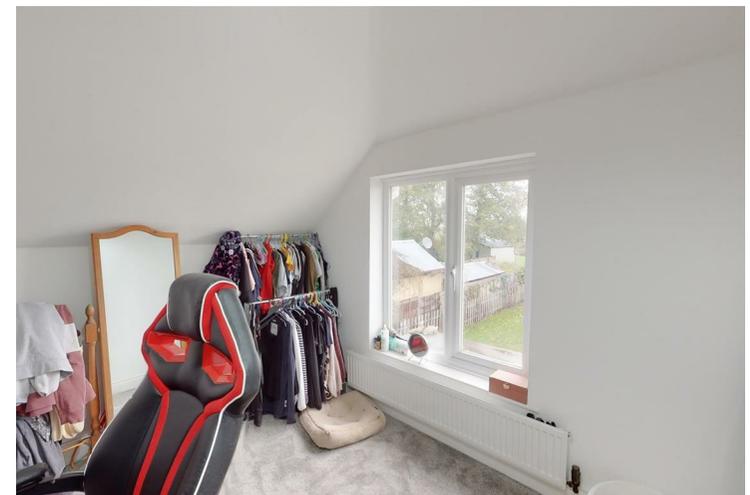
Window to rear aspect.

Bedroom 3 8'5" x 9'8" (2.57m x 2.95m)

Window to rear aspect.

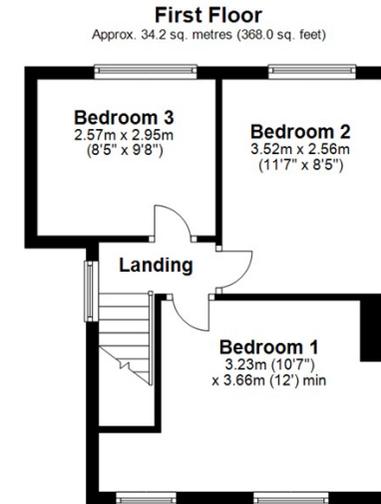
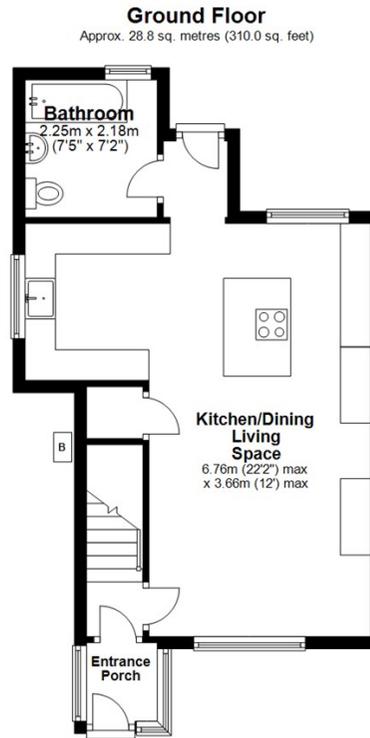
Outside

Approached by a shingle driveway. Front lawn with gated access to the rear garden. Generous rear garden mainly laid to lawn with orchard containing a number of fruit trees and views over rolling fields to the rear. Two timber sheds for storage.









Total area: approx. 63.0 sq. metres (678.1 sq. feet)

Whilst 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, 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 as to their operability or can be given. Copyright Clarke Philips Ltd 2021.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC