

Rotherby Avenue, Belgrave

In Excess of £260,000

Located in BELGRAVE, is this TWO BEDROOM townhouse - close to local amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Lobby

Entered via a uPVC double glazed door, stairs to the first floor lobby and a radiator.

Lounge

13' 5" x 12' 0" (4.09m x 3.66m)

With a window to the front elevation, gas fire with stone surround, TV point, radiator and archway leading to:

Dining Room

15' 0" x 9' 0" (4.57m x 2.74m)

With a seating area, cupboard, radiator and archway to the:

Fitted Kitchen

11' 8" x 10' 5" (3.56m x 3.18m)

With a window to the rear elevation, door to the rear garden, tiled floor, a range of wall and base units with work surfaces over, stainless steel sink and drainer unit, tiled splashbacks, five ring gas hob, oven, extraction hood, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge freezer.



First Floor Landing

With loft access and a fold-down ladder leading to a boarded loft space (suitable for storage).

Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)

With a window to the front elevation, cupboard and a radiator.

Bedroom Two

10' 3" x 7' 10" (3.12m x 2.39m)

With a window to the rear elevation, a TV point and a radiator.

Shower Room

7' 4" x 4' 3" (2.24m x 1.30m)

With a window to the rear elevation, tiled flooring, shower cubicle with shower over, WC, wash hand basin, tiled walls and a wall mounted radiator.

Separate WC

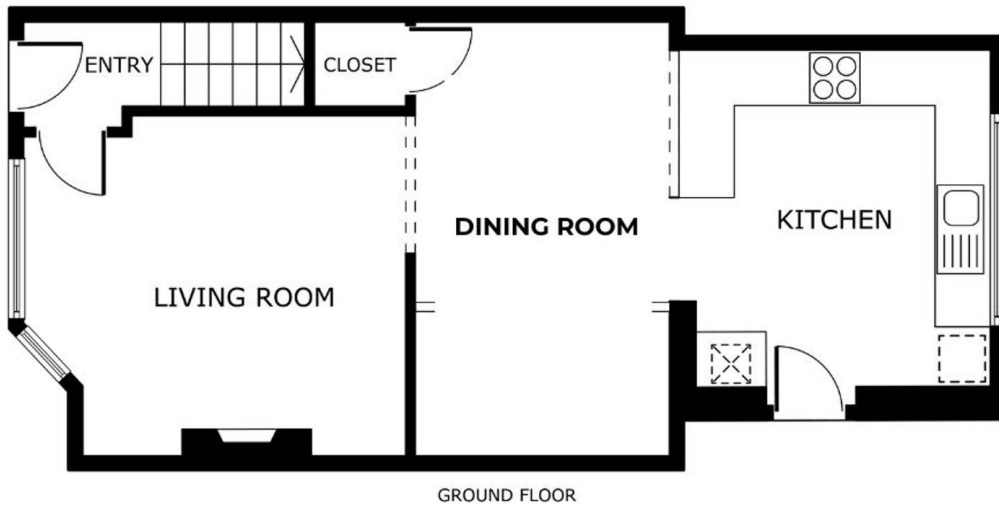
With a window to the rear elevation, tiled flooring, tiled walls, wash hand basin and WC

Rear Garden

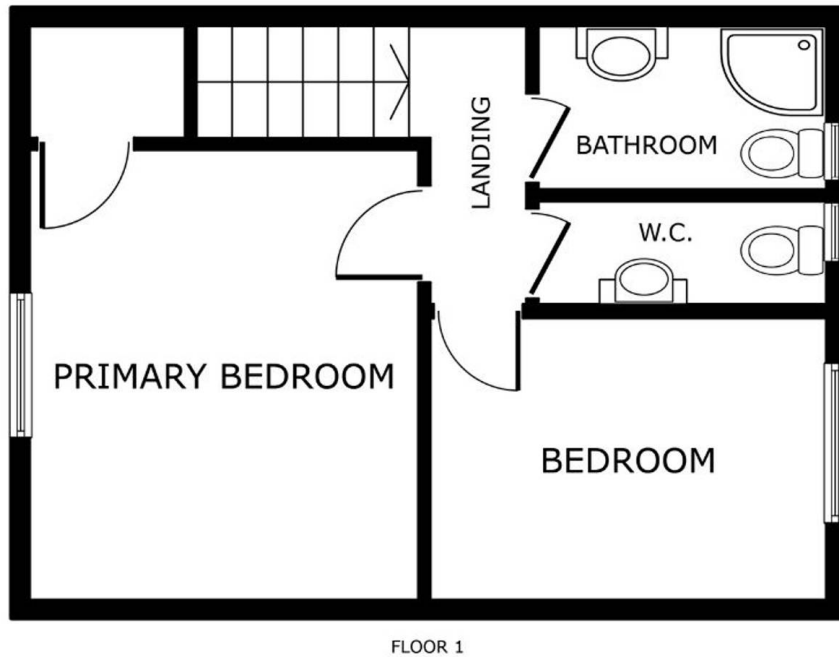
A well-maintained rear garden with a patio area, lawn and well maintained perimeter borders.

Parking 2 vehicles

Driveway to the front elevation.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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