



FREEHOLD

£169,000



1 STABLE MEWS, , LORDS HILL, COLEFORD, GL16 8BG

- GAS FIRED CENTRAL HEATING
- GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- DOUBLE GLAZING
- PARKING FOR ONE VEHICLE
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY

www.kjtresidential.co.uk

1 STABLE MEWS, , LORDS HILL, COLEFORD, GL16 8BG

A ONE BEDROOM SEMI DETACHED COTTAGE SITUATED IN A GATED MEWS CLOSE TO THE TOWN CENTRE

RECEPTION :

KITCHEN / DINING ROOM : 13' 3" x 13' 3" (4.04m x 4.04m)

Attractive cream coloured base and eye level storage units, incorporating Hotpoint fitted electric oven, four ring gas hob and extractor hood, fitted Hotpoint dishwasher, automatic washing machine, worktop space incorporating single drainer 1½ stainless steel sink unit with hot and cold tap over, tiled splash backs, wall mounted Bosh gas fired Combi boiler (hot water and central heating), ceiling mounted spotlights, ceramic tiled floor, radiator, window to side and half glazed door to front.



LIVING ROOM: 15' 0" x 11' 6" (4.57m x 3.50m),

Feature fireplace with wooden surround and mantle over and raised hearth insert, television and telephone points, coved ceiling, wall lights, radiator, feature wood laminate floor, access to loft space, window to side and sliding patio door to rear.

CLOAKROOM: Close coupled W.C, pedestal wash hand basin with hot and cold taps over, tiled splash backs, radiator, ceramic tiled floor and window to front.

STAIRS TO FIRST FLOOR GALLERIED BEDROOM : 11' 6" x 10' 2" (3.50m x 3.10m), narrowing to 8' 10" With television and telephone points, display shelving, radiator, windows to front and side and Velux roof light to rear.

BATHROOM: Three piece suite comprising of panelled bath with shower via mixer taps, Close coupled W.C, pedestal wash hand basin, strip light and shaver point, extractor fan, tiled splash backs, ladder radiator, ceramic tiled floor, Velux roof light to front.

REAR COURTYARD: The property is accessed via an electronic wrought iron gate vehicular access and security personal access on to cobbled driveway. Rear garden has decking for low maintenance with a light and cold water supply, has personal gate access and parking space.

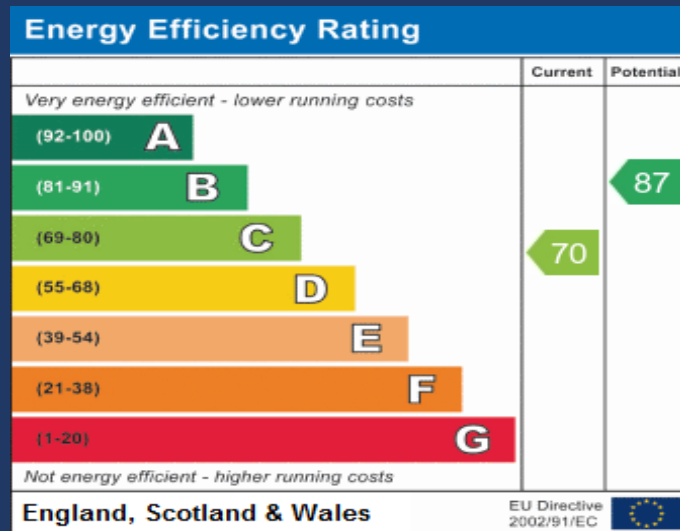




DIRECTIONS: FROM OUR COLEFORD OFFICE, TAKE THE 3RD EXIT OFF THE CLOCK TOWER TO THE TRAFFIC LIGHTS AND TURN RIGHT. THE PROPERTY CAN BE FOUND ON YOUR LEFT HAND SIDE APPROXIMATELY 500 YARDS UP WITH A FOR SALE BOARD.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



PASSIONATE
 ABOUT
Property
 SINCE 1982