

**A FANTASTIC OPPORTUNITY IN A POPULAR AND SOUGHT AFTER
VILLAGE**

**2 THURVASTON ROAD
MARSTON MONTGOMERY, DE6 2FF**



PRICE: OFFERS AROUND £185,000

**A substantial, extended, three bedroomed family home
with tremendous scope and potential**

DESCRIPTION

Being situated close to the centre of the extremely popular village of Marston Montgomery which itself is well placed for ready access to main employment centres via the A515 and A50 this family home benefits from a large, two-storey, rear extension.

Although currently somewhat unfinished the property offers a rare opportunity for a new owner to complete the refurbishment and refitting of this substantial home to their own individual taste. Currently offering reception hall, cloakroom, sitting room, large extended living/dining/kitchen, potential utility/ground cloak or shower room and pantry. There are three good sized bedrooms at first floor level with two-room bathroom. Outside there are gardens front and rear with detached garage to which there is a separate rear vehicular access.

ACCOMMODATION

A upvc sealed unit double glazed front door leads to

Entrance Hall with staircase off to first floor level.

Cloakroom being situated to the under side of the stairs and having low flush wc. Sealed unit double glazed window.

Front Sitting Room 14'3" x 11'1" [4.34m x 3.38m] with sealed unit double glazed bow window to the front and tiled fireplace.

Extended Dining Kitchen 20' [6.1m] maximum x 11'1" [3.38m] maximum having fitted solid fuel Rayburn Regent range with back boiler for domestic hot water. Free standing enamel sink unit with hot and cold water supply. Sealed unit double glazed window.

Pantry or Store 6'10" x 5'10" [2.08m x 1.78m] with fitted range of wall cupboard.

Rear Hallway with hardwood, small pane exterior door to the rear garden.

Partitioned Potential Ground Floor Cloakroom or Utility Room with cold water supply.

Staircase to first floor level with

Landing having inbuilt cylinder and airing cupboard with insulated copper hot water cylinder and fitted immersion heater.



Bedroom One (rear) 20' x 11'1" [6.1m x 3.38m] being a large extended rear double with sealed unit double glazed window overlooking the rear garden.

Bedroom Two (front double) 14'2" x 9'3" with sealed unit double glazed small pane upvc window with enjoys views over the school playing fields and to the countryside beyond.

Bedroom Three (front) 7'9" x 7'9" [2.36m x 2.36m] with sealed unit double glazed window again enjoying extensive outlook.

Extended Potential Bathroom being in two sections measuring 6' x 5'7" [1.83m x 1.7m] and 9' x 7' [2.74m x 2.13m] with wall mounted wash hand basin, free standing bath. Sealed unit double glazed window.

OUTSIDE

The property stands behind an elevated primarily lawned front garden. A covered side pedestrian access leads to the rear of the property where there is a rear yard area with garden beyond and a detached, concrete sectional **Garage**. The property has the benefit of a separate vehicular access to the rear from Thurvaston Lane.

SERVICES

It is understood that mains water, electricity and drainage are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Band B

EPC RATING G

VIEWING

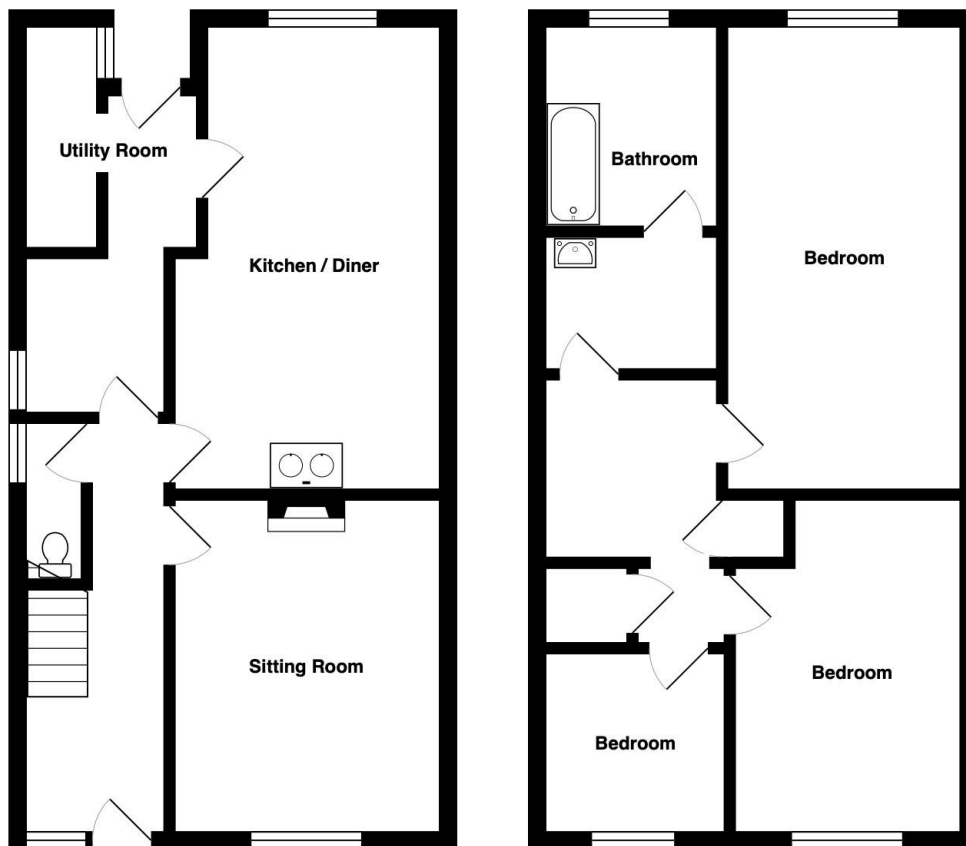
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2518





2, Thurvaston Road, Marston Montgomery, DE6 2FF



Total Area: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.