

203 Smithton Park

Smithton, Inverness, IV2 7PE

Offers Over £148,000





Overview

- BACK ON THE MARKET, £7000 BELOW HR VALUATION!
- Fantastic first family home or buy to let
- Lounge/diner, kitchen, formal dining room/bedroom 4
- 3 double bedrooms and family bathroom
- Enclosed gardens to front and rear, on street parking
- EPC Band E



Description

This deceptively spacious 3 bedroom end terrace villa is situated in the popular residential area of Smithton. The property is ideal for those looking for an affordable family home or an investment. The rooms are well proportioned and downstairs offers a good size lounge/diner, formal dining room, which is currently used as a bedroom and kitchen with an integrated electric hob, oven and extractor. There is space for washing machine, dish washer and fridge/freezer. Upstairs benefits from three double bedrooms and the family bathroom. There is good storage space throughout, including fitted wardrobes in two of the bedrooms and the formal dining room, two hall cupboards, a deep under stairs cupboard in the kitchen and a partially floored loft with ramsay ladder. There is electric heating and double glazing. The rear garden is fully enclosed with a patio area and a useful garden shed. The front garden is laid to lawn. There is communal parking to the rear of the property. This is the perfect property for those looking to get their first step onto the property ladder.



Room Dimensions

Lounge (13' 4" x 12' 6") or (4.07m x 3.81m)

Dining Area (9' 10" x 7' 5") or (3.0m x 2.27m)

Kitchen (9' 11" x 10' 2") or (3.01m x 3.11m)

Dining Room/bedroom 4 (8' 0" x 9' 11") or (2.44m x 3.01m)

Bedroom 1 (8' 5" x 14' 10") or (2.56m x 4.52m)

Bedroom 2 (10' 6" x 9' 10") or (3.20m x 3.00m)

Bedroom 3 (8' 6" x 8' 4") or (2.60m x 2.55m)

Bathroom (7' 8" x 5' 7") or (2.34m x 1.71m)





Floor Area

92m2

Services

Mains gas, electricity, water and drainage.
Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtains, poles and window blinds. Integrated electric hob, oven and extractor. Fridge/freezer, washing machine and dishwasher. Garden shed. New electric fire, TV and bracket in the Lounge and the TV bracket in Bedroom 3.

Council Tax

Band B

Tenure

Freehold

Entry

By mutual agreement.



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