





£250,000

Situated in a cul-de-sac location on the popular Water Eaton development is this two double bedroom terraced house, offered to the market with no upper chain. The accommodation comprises a kitchen, conservatory, three-piece downstairs bathroom suite and a spacious rear garden. Further benefits include off-road parking.

Property Description

ENTRANCE

UPVC front door to:

LOUNGE

Double glazed window to front aspect, double glazed double doors to garden.
Radiator.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to garden.
Plumbing for washing machine.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and base units with rolled edge work surface over, integrated electric oven and hob with extractor fan over, stainless steel sink with mixer tap, space for under counter fridge and freezer, door to bathroom, stairs rising to first floor.

LANDING

Double glazed window to front aspect. Doors to bedrooms.

BEDROOM ONE

Double glazed windows to front and rear aspects. Radiator, loft access, storage cupboard housing boiler.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, storage cupboard.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, bath with electric shower over, heated towel rail.

OUTSIDE

FRONT GARDEN

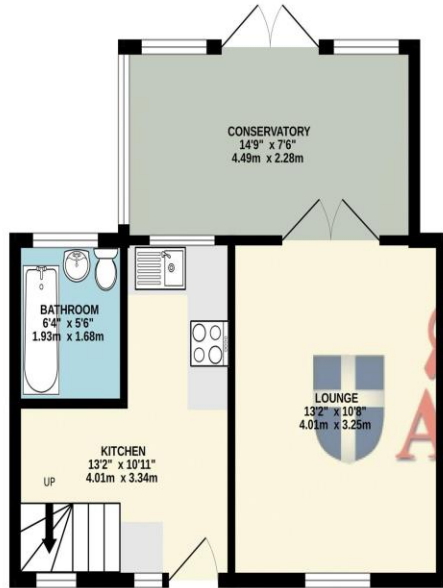
Block paved driveway providing parking for two cars.

REAR GARDEN

Mainly laid to lawn with patio area, shed to remain, side gated access, enclosed by wooden fence panelling.

NB: UNDER THE 1979 ESTATE AGENTS ACT PLEASE NOTE THAT THE VENDOR OF THIS PROPERTY IS AN EMPLOYEE OF MICHAEL ANTHONY ESTATE AGENTS.

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA : 700 sq.ft. (65.1 sq.m.) approx.

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 efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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

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