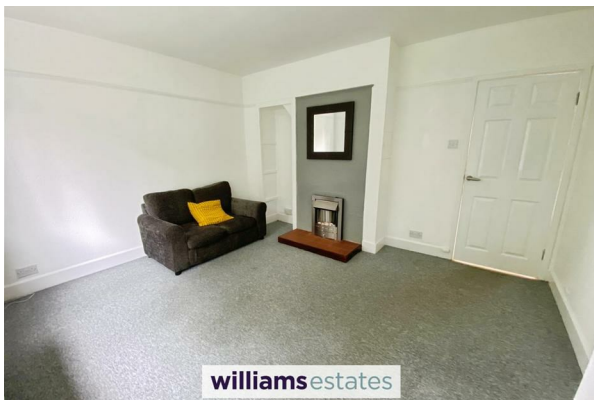


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**32 Green Lane Estate, Green Lane,
Sealand, CH5 2NG**

£950

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EPC - D68 Council Tax Band - C Deposit - £950

Green Lane Estate, Green Lane, Sealand

2 Bedrooms - House - Terraced

AVAILABLE TO LET a well presented two bedroom mid terrace house situated in a well kept development and convenient position with easy links for commuters. The property benefits from uPVC double glazing, gas central heating and off road parking for two cars. In brief the accommodation comprises entrance hallway, living room, kitchen/diner, two bedrooms and family bathroom. The property is located in a popular area and is within easy access of local shops, schools and amenities. To be considered for this property you will need an annual income of above £28,500

Accommodation

The property is accessed via a uPVC double glazed door leading into the rear porch.

Porch

5'6" x 3'7"

Having tiled flooring and a door leading into the kitchen.

Kitchen

16'4" x 9'2"

A spacious kitchen with Vinyl flooring, wall, drawer and base units with worktops over, oven with four ring gas hob, washing machine with void and plumbing, tiled splashbacks, worcester combination boiler, uPVC double glazed window to the rear elevation, stainless steel sink with mixer tap over, lighting, radiator and under stair storage.

Living Room

13'1" x 11'5"

Having a chimney breast with tiled hearth and electric fire, alcove for storage, power points, lighting, radiator, television aerial point and a uPVC double glazed window to the front elevation overlooking the communal wooded area.

Front Entrance

A uPVC double glazed door leads in to a small hall with radiator, coat hooks, lighting, door to the living room and stairs leading up to the first floor landing.

First Floor Landing

Having, stairs leading up from the ground floor, lighting, doors off and a loft access hatch.

Bathroom

5'10" x 5'10"

Having vinyl flooring, floor to ceiling tiled walls, uPVC obscure double glazed window to the rear elevation, low flush W.C, pedestal hand wash basin with mixer taps over, wall mounted mirrors and a shower enclosure with wall mounted shower.

Bedroom One

13'5" x 11'5"

A large double bedroom with uPVC double glazed window to the front elevation with beautiful views over the communal woodland area, radiator, power points, downlighting, television aerial point and a walk in wardrobe with a small uPVC double glazed window to the front elevation.

Bedroom Two

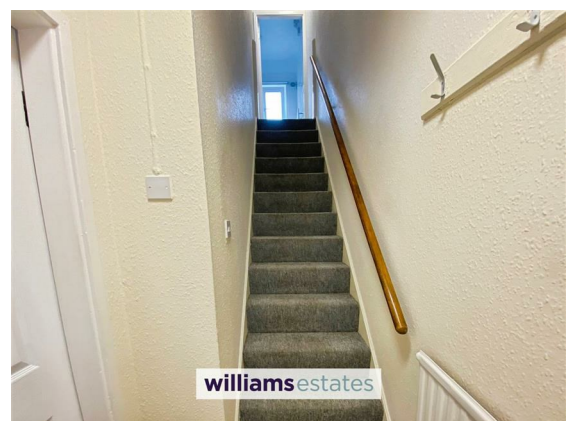
9'10" x 9'2"

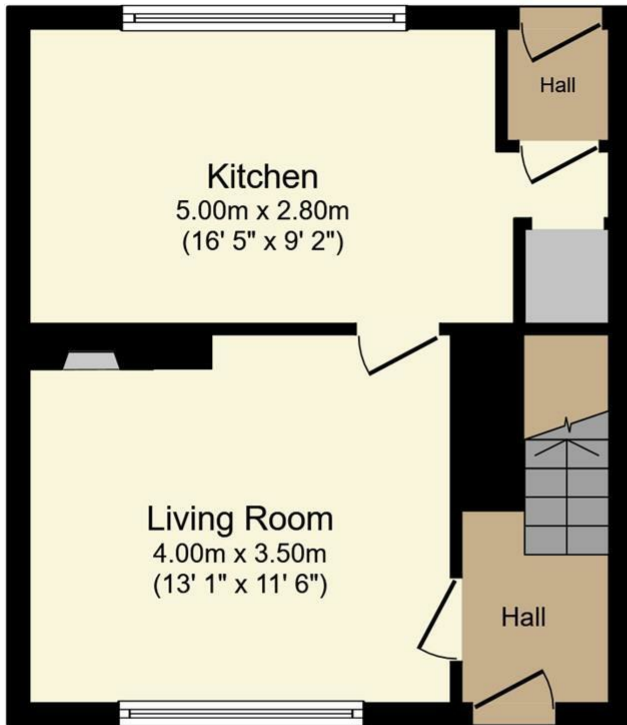
A double bedroom with uPVC double glazed window to the rear elevation, radiator, power points, downlighting and alcove with built in shelving for storage.

Outside

The front of the property benefits from a small lawned area with tree and shrubs that backs onto the communal area that is lawned and has trees.

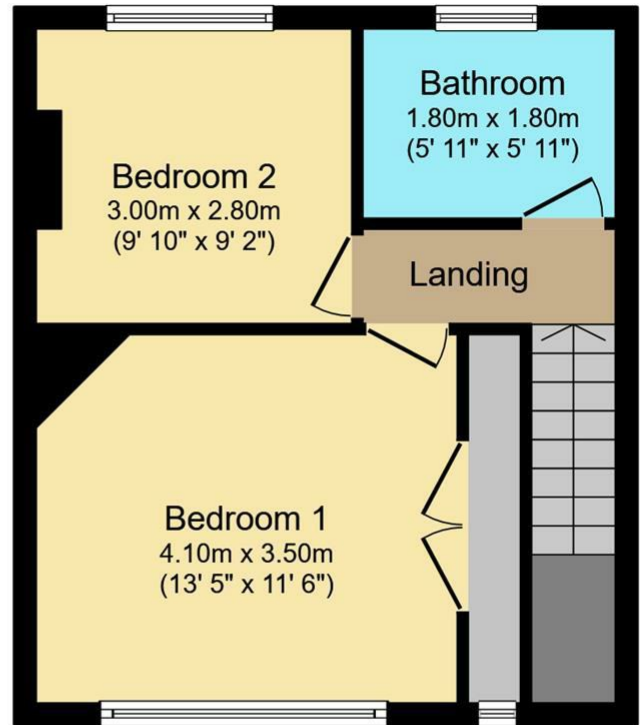
To the rear of the property is a double driveway with off road parking, patio area bound by timer fencing and gate as well as a small shed for storage.





Ground Floor

Floor area 35.2 sq.m. (379 sq.ft.)



First Floor

Floor area 35.2 sq.m. (379 sq.ft.)

Total floor area: 70.4 sq.m. (758 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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