



Sir Ivor Place, offers over £260,000

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- D/G & G.C.H
- Potential For Improvement
- EPC Rating: D



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About the property

Located in a cul de sac position is this semi detached family home. Comprising of an entrance hallway, lounge, dining room, kitchen, landing, bathroom, separate W.C and three bedrooms. Benefits include UPVC double glazing, gas fired central heating and front & rear gardens. The property is being sold with no onward chain.



Accommodation

Entered

Via a UPVC double glazed door into:

Hallway

Doors lead to all reception rooms & kitchen. UPVC double glazed window to front. Stairs rise to first floor. Laminate floor. Radiator. Telephone point. Power point. Smooth plastered walls & ceiling.

Lounge

10' 4" into bay max x 12' 10" (3.15m into bay max x 3.91m)
UPVC double glazed window to front bay. Radiator. Power points. Smooth plastered walls & ceiling.

Dining Room

13' 5" x 12' 10" into recess max (4.09m x 3.91m into recess max)
UPVC double glazed window to rear. Radiator. Laminate floor. Smooth plastered walls & ceiling. Power points.

Kitchen

10' 3" x 5' extending to 5' 11" max (3.12m x 1.52m extending to 1.80m max)
Fitted with a range of wall and base level units with complementary work tops. Stainless steel sink and drainer with mixer tap. Four ring gas hob with cooker hood over. Integrated oven. Ceramic tiled splash backs. Space for fridge freezer. Radiator. Composite door opens to rear garden. UPVC double glazed window to rear.

Landing

Bathroom

Fitted with a two piece suite comprising of a panel bath with a wall mounted electrically operated shower. Pedestal wash hand basin. Heated towel rail finished in chrome. Vinyl flooring. UPVC double glazed window to side. Ceramic wall tiles.

W.C.

Fitted with a low level W.C. UPVC double glazed window to rear.

Landing

Doors leading to all bedrooms, bathroom & separate W.C. UPVC double glazed window to side. Smooth plastered walls & ceiling. Landing storage cupboard housing gas fired boiler.

Bedroom Two

10' 5" x 10' 4" into recess max (3.17m x 3.15m into recess max)
UPVC double glazed window to rear. Radiator. Smooth plastered walls & ceiling. Power points.

Bedroom Three

8' 4" max x 8' max (2.54m max x 2.44m max)
UPVC double glazed window to front. Smooth plastered walls & ceiling. Power point. Built in over stair storage cupboard.

Bedroom One

13' max narrowing to 11' " x 11' 4" (3.96m max narrowing to 3.35m x 3.45m)
UPVC double glazed window to front. Radiator. Power points.

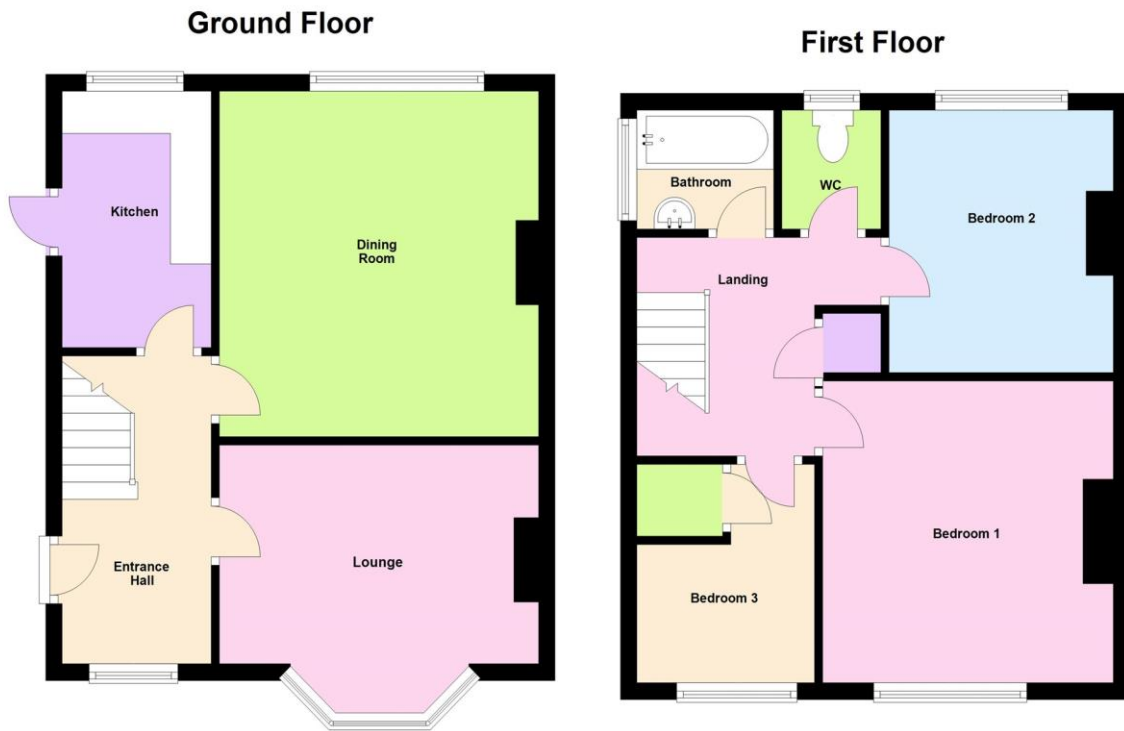
Front Garden

Brick wall and hedge boundaries. Garden path to entrance door. Area laid to lawn. Range of plants.

Rear Garden

A rear garden with wood fence, brick wall & hedge boundaries. Pathway leading to area laid to lawn. Wooden workshop to the rear of the garden with stable doors requiring some attention. Two brick built outside areas. Prefabricated storage shed with pitch roof.

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.