

**Danby Mews,  
Guide Price £180,000**



OPPORTUNITY OF THE YEAR NORTON~~THREE DBL  
BEDROOM DETACHED FORMER COACH HOUSE~~NEEDS  
REFURBISHMENT~~18FT LOUNGE~~15FT  
KITCHEN~~LARGE ENTRANCE/DINING HALL~~FAMILY  
BATHROOM FIRST FLOOR~~ALL SERVICES  
CONNECTED~~GARAGE~~OFF ROAD  
PARKING~~ENCLOSED COURTYARD~~NO ONWARD  
CHAIN.



### **Entrance Hall/Dining Room** 4.80m x 2.70m - 15'9" x 8'11"

Two UPVC double glazed windows and UPVC double glazed door to the front aspect, radiator, power points, stairs to the first floor landing.

### **Lounge** 5.70m x 4.80m - 18'9" x 15'9"

UPVC double glazed window and UPVC double glazed Bow window to the front aspect, TV point, radiator and power points.

### **Kitchen / Breakfast Room** 4.80m x 2.70m - 15'9" x 8'11"

UPVC double glazed window to the front aspect, UPVC double glazed door to the side giving access to the small rear courtyard. Range of wall and base units with roll top work surface, sink and drainer, space for cooker, space for fridge freezer, space for washing machine, small cupboard housing the original fuse box power points tiled floor.

### **First Floor Landing**

UPVC double glazed window to the rear aspect, access to the bedrooms and bathroom.

### **Bedroom One** 4.30m x 2.70m - 14'2" x 8'11"

UPVC double glazed window and UPVC double glazed circular window to the front aspect, airing cupboard, fitted wardrobes with radiator, power points and light.

### **Bathroom**

Velux to the front aspect, pink coloured bathroom suite with low flush WC, wash hand basin, bath with mixer taps, extractor fan.

### **Bedroom Two** 3.90m x 2.70m - 12'10" x 8'11"

UPVC double glazed window to the front aspect, radiator and power points.

### **Bedroom Three** 3.00m x 2.70m - 11'1" x 8'11"

UPVC double glazed window to the front aspect, radiator and power points.

### **Garage** 4.70m x 2.70m - 15'5" x 8'11"

Brick built with double opening door, power points and light.

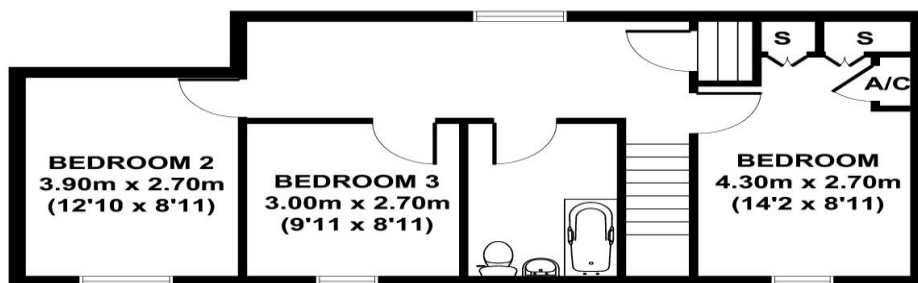
### **External**

The property comes with a garage, parking space, vehicle turning area and a small courtyard to the side.

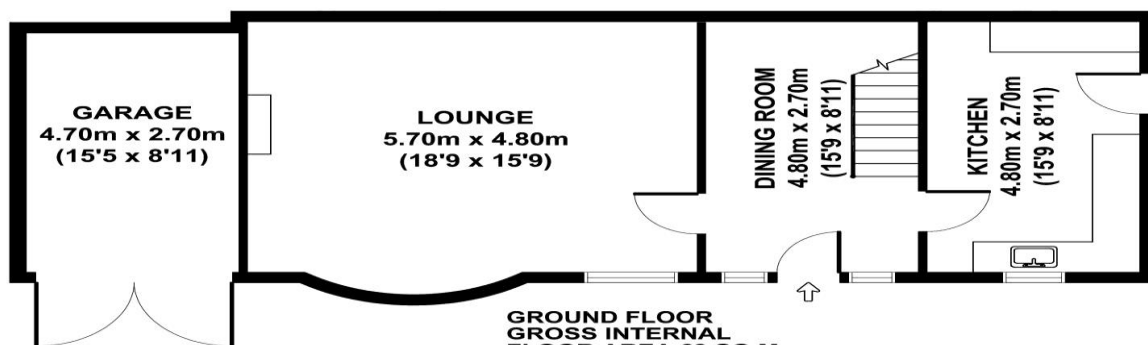
#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

# Floor Plan



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 53 SQ M**



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 69 SQ M  
DANBY MEWS**

**APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 753 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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