



Abney Walk

Measham

Offers Over £220,000



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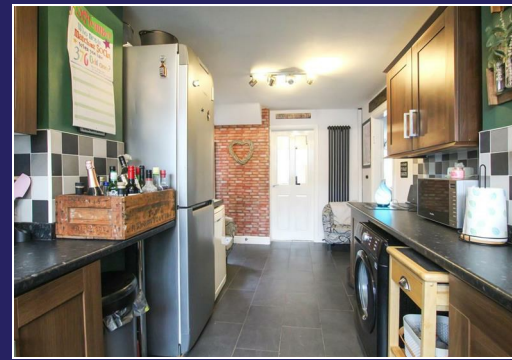
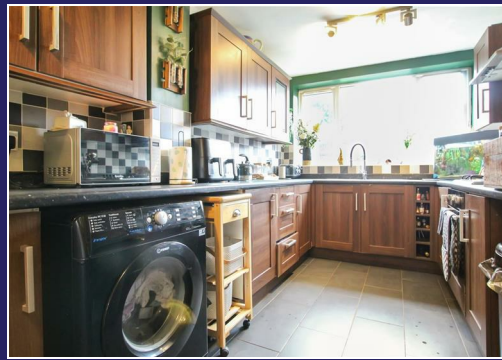
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Tenure
Freehold

Accommodation Details

External and Approach

To reach the front of this property is a pathway leading to a number of properties. Entrance into this house is via a grey wooden, half height gate mounted on a brick wall leading up a small stepped pathway with lawn on either side and decorative hedging offering privacy. There is also a small patio area and access into the rear garden via a wooden gate.

Entrance Hall

A bright and open entrance hallway with modern grey and white tiles to the floor and dark carpets leading up to the first floor. This room has a single ceiling light along with an up lighter fitted to the wall and black painted radiator. Under the stairs is additional storage and the entrance hall leads into the living room and the kitchen.

Kitchen

19'1" x 8'2" (5.83 x 2.49)

A large kitchen space offering plenty of worktops in granite effect along with base and wall units in walnut effect wood with silver bar handles. Attractive slate tiles to the floor complimenting the grey and white tiles to the walls you will also find a modern, tall, black radiator fitted to the wall along with two sets of chrome studio lights.

There is also a circular chrome sink with matching draining board and flexi hose mixer tap. This room also has a large window looking out into the rear garden,, a fitted cooker with four burner gas hob and extractor fan along with space and plumbing for a dishwasher and washing machine. The Worcester Bosch Combi boiler is also located in this area along with the electrical consumer unit.

Lounge/Diner

23'10" x 11'10" (7.28 x 3.62)

The lounge Diner covers the depth of the property with a large

window looking out to the front aspect along with a large window looking out over the rear garden. This bright room has two pendant ceiling lights along with wall mounted lighting. Decorated in soft grey with ornamental fireplace and dark carpets fitted to the floor. This room has multiple plug sockets, along with a thermostatic controlled radiator.

Stairs and Landing

A bright landing space with window located at the top of the carpeted stairs.

The carpet flows across the landing area and leads off to the three bedrooms and family bathroom. The landing also has a loft hatch along with plug sockets and airing cupboard storage.

Bedroom One

14'0" x 11'8" (4.29 x 3.56)

Bedroom one is located at the rear of the property and is a generous sized double bedroom which would comfortably fit a king size bed along with large freestanding wardrobes and bedside tables. This room overlooks the garden and is decorated in a soft grey with a single pendant ceiling lights, wall mounted thermostatic controlled radiator and multiple plug sockets.

Bedroom Two

11'8" x 9'6" (3.56 x 2.90)

Located at the front of the property this is a double bedroom currently decorated in soft grey with cream carpets to the floor and a single pendant ceiling light. This room also has a large thermostatic controlled radiator along with multiple plug sockets and plenty of space for additional furniture.

Bedroom Three

5'5" x 3'8" (1.67 x 1.14)

Also located at the front of the property is a comfortable single bedroom. Decorated in soft grey with dark carpets to the floor and a wall mounted radiator along with plug sockets. This room also has additional built in storage over the stairs which has been adapted into a wardrobe.

Tel: 01530 271313

Family Bathroom

6'11" x 6'3" (2.11 x 1.93)

The family bathroom is located at the rear of the property and comprises of a three-piece suite with white porcelain wall mounted hand basin with chrome mixer tap, white porcelain WC with dual flush and 'P' shaped bath with chrome fitted shower. This room also has a large window fitted with privacy glass and a blind and is largely tiled in white with grey borders. The walls above the tiling have been painted in Green and you will find granite effect tiled flooring. The bathroom also has a black painted thermostatic controlled radiator along with some wooden shelving.

Home Office/Garage

This fabulously adapted garage is still usable for storage via the double wooden doors or access through a white UPVC door into a small office space with electricity and lighting.

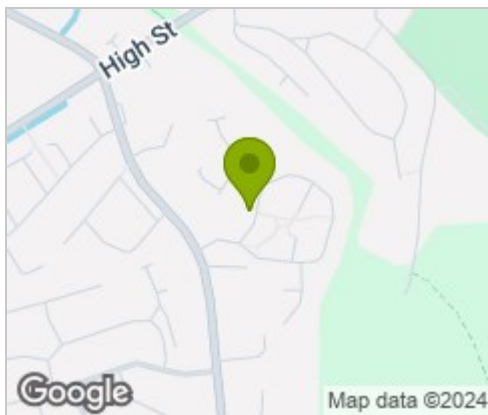
Rear Garden

With access into the rear garden via the side gate leading from the front of the property, side door from the kitchen or rear gate from the parking area.

A usable and manageable garden with steps made out

of railway sleepers leading up to a paved patio area and L-shaped lawn. There are also steps leading up to the rear gate.





GROUND FLOOR

1ST FLOOR



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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Council Tax band: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(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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