



Wilkes Avenue

Measham

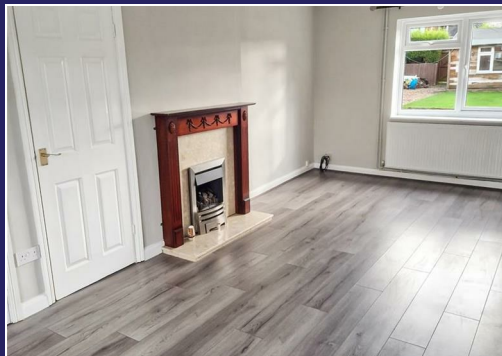
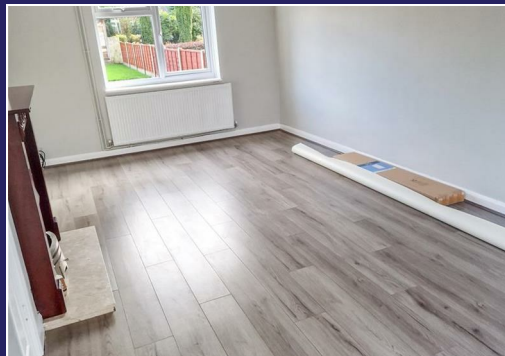
Asking Price £220,000



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Tenure
Freehold

Accommodation Details

Entrance Hall

As you enter this property, you come into a small entrance hall which branches off into the living room and kitchen along with stairs to the first floor. Currently decorated in neutral tones with wood effect, herringbone style lino fitted to the floor. There is also a small window located at the bottom of the stairs, partway up and also at the top of the stairs. This room has been decorated in the same tones from the hallway with a neutral coloured carpet.

Living Dining Room

22'10" x 11'1" (6.97 x 3.39)

A large room taking the depth of the property with a window to the rear looking out into the garden and a bay window to the front aspect.

Bathroom

6'2" x 4'8" (1.88 x 1.43)

Decorated in white with tiles to the shower surround, you will notice studio lights to the ceiling along with integrated extractor fan and window looking out to the side of the property. The floor has a mosaic style lino fitted along with a hand basin with mixer tap with built-in vanity unit along with a full size bath fitted with chrome mixer tap and electric shower.

Kitchen

12'9" x 9'0" (3.91 x 2.76)

Located at the rear of the property fitted with high gloss white wall and base units with silver handles and wood effect worktops. There is space for a freestanding cooker and currently in situ is a gas cooker with four burner gas hob. The kitchen also comprises of a stainless steel sink with drainer, small window looking out to the rear garden and the Ideal Combi boiler.

This room has been decorated in magnolia with white tiles to

half height on the window and wooden panelling to the further three walls. You will also note a large radiator along with studio lights fitted to the ceiling. To the floor you will find an attractive herringbone wood effect lino.

Utility Room

10'9" x 8'9" (3.30 x 2.68)

Located to the side of the property, off of the kitchen space you'll find a L shaped room allowing plenty of space for appliances and also housing plumbing for a washing machine. There is a wooden door that leads out to the driveway and also a further wooden door leading into a small porch. This room has been decorated in magnolia with a green marble effect worktop, plug sockets and a small window. To the floor you'll find tile effect lino.

Bedroom One

13'10" x 10'4" (4.24 x 3.15)

Located at the rear of the property this large, double bedroom is neutrally decorated with a large window looking out into the garden. You'll see carpets fitted to the floor along with multiple plug sockets and a radiator.

Bedroom Two

13'10" x 10'1" (4.24 x 3.09)

Located at the rear of the property, this is another very large double bedroom with a window looking out into the rear garden and decorated neutrally. This room also has a side window looking onto the driveway, Carpets to the floor and multiple plug sockets.

Bedroom Three

9'7" x 9'1" (2.94 x 2.77)

Located at the front of the property with a very large window allowing in plenty of natural light. This is a comfortable single bedroom decorated neutrally with multiple plug sockets and radiator.

Tel: 01530 271313

WC

5'11" x 2'4" (1.82 x 0.73)

A small convenient room fitted with a white dual flush porcelain WC and small window looking out the side of the property. This room has been decorated in the same neutral tones we see coming from the entrance hall onto the landing and has a tile effect lino floor .

Rear Garden

Local Authority and Council Tax Band

NWLDC

Band A

Postcode for Sat Navs

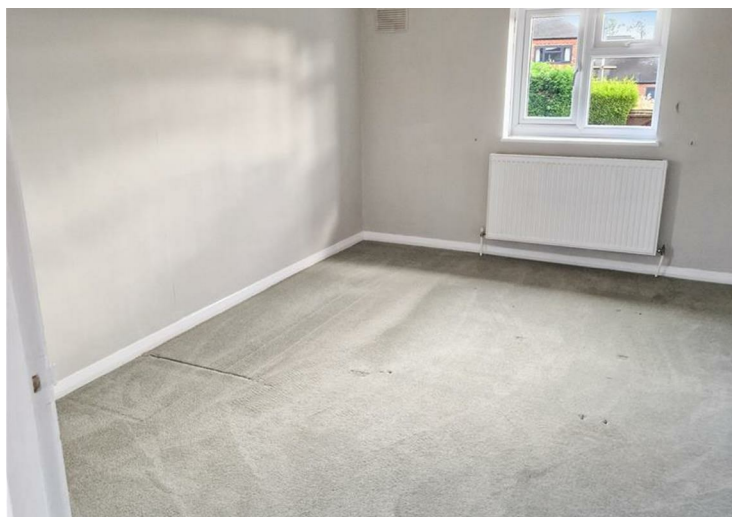
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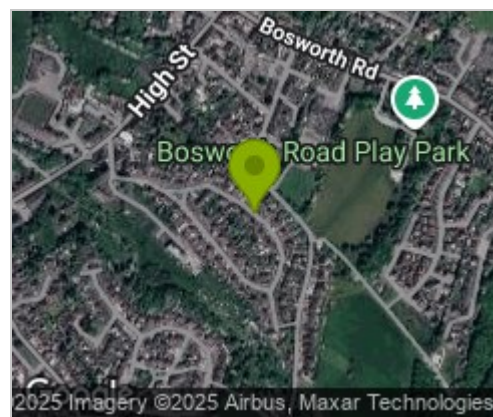
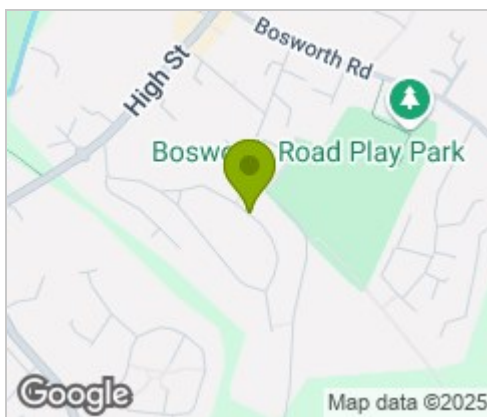
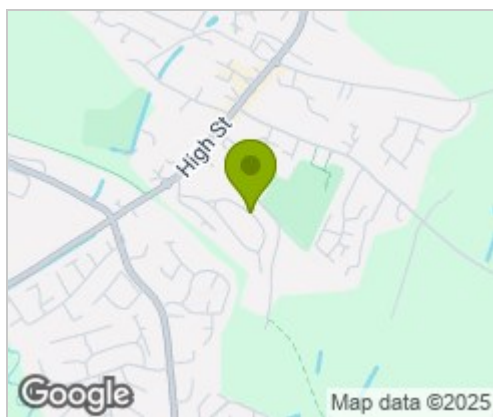
Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

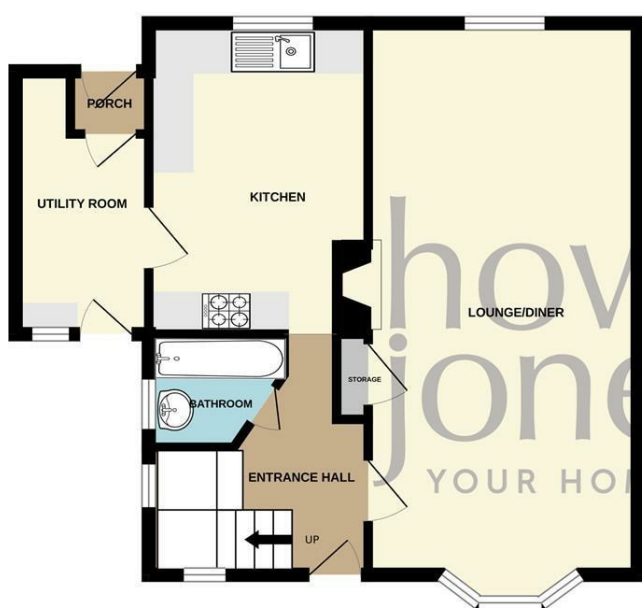
Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





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: A. 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	