



## Tellis Place

Measham

Asking Price £160,000





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## External and Approach

This lovely, two bedroom bungalow is located on an exclusive over 55s cul-de-sac. Setback from the road this property has parking for one vehicle on a tarmac drive with block paved path leading to the front door and tiled storm porch. To the left-hand side is a wrought iron gate allowing access to the rear of the property which is a private yet communal space maintained by the management company. Entrance is via a brick and tiled storm porch with your electric meter cupboard and light.

## Entrance Hall

Access into this bright entrance hall is via a white UPVC door with arched glass allowing in natural light. The hallway is decorated in magnolia with new cream carpets to the floor and a wall mounted radiator. With access into the loft space the hall also houses the Honeywell thermostat and alarm panel. With a small airing cupboard with Worcester Combi boiler.

## Kitchen Diner

8'3" x 14'1" (2.52 x 4.3)

Located at the front of the property with space for a small table and chairs, you have a small kitchen area decorated in magnolia with spotlights to the ceiling and beech effect base and wall units. There is an integrated Beko oven at half height along with undercounter storage and plumbing for a washing machine and further space for up to 2 under counter appliances. The kitchen is partly tiled with multiple plug sockets, four burner gas hob and integrated extractor fan. With a radiator located behind the door you will also find a large pantry cupboard allowing plenty of space for your ironing board and vacuum cleaner.

## Living Room

10'3" x 12'1" (3.14 x 3.70)

Located at the rear of the property, a large and neutral space with patio doors leading out into the private patio and lawned communal area. Currently decorated in magnolia with new cream carpets fitted to the floor. You'll also find a single ceiling light along with two up lighters and an electric fireplace. This room has multiple plug sockets as well as aerial point and TV

sockets. There is a large thermostatic controlled wall mounted radiator.

## Bedroom One

9'11" x 12'3" (3.03 x 3.74)

Located at the rear of the property, decorated in magnolia with cream carpets to the floor and wall mounted thermostatic controlled radiator. This room has a large window looking out over the greenery which is also a very private area with mature hedges screening from the neighbours. This room has multiple plug sockets as well as a telephone line and single pendant ceiling light.

## Bedroom Two

7'8" x 7'6" (2.35 x 2.30)

Located at the front of the property this double bedroom has been decorated in magnolia with new cream carpets fitted to the floor and multiple plug sockets along with a wall mounted thermostatic controlled radiator. This room also houses the electrical fuse board and has a single pendant ceiling light.

## Bathroom

7'7" x 6'5" (2.33 x 1.98)

The bathroom is located in the centre of the house with a window fitted with privacy glass looking out to the side of the property. To the floor a grey tiles which meet the neutral coloured tiles running behind the basin, WC and around the side of the bath and shower. There is also a wall mounted cabinet with mirror frontage along with a thermostatic controlled radiator and large wall mounted towel rail. Above the full size bath is an electric shower on this room also has an extractor fan and single ceiling light.

## Local Authority and Council Tax Band

NWLDC

Band B

## Postcode for Satnavs

DE12 7GZ

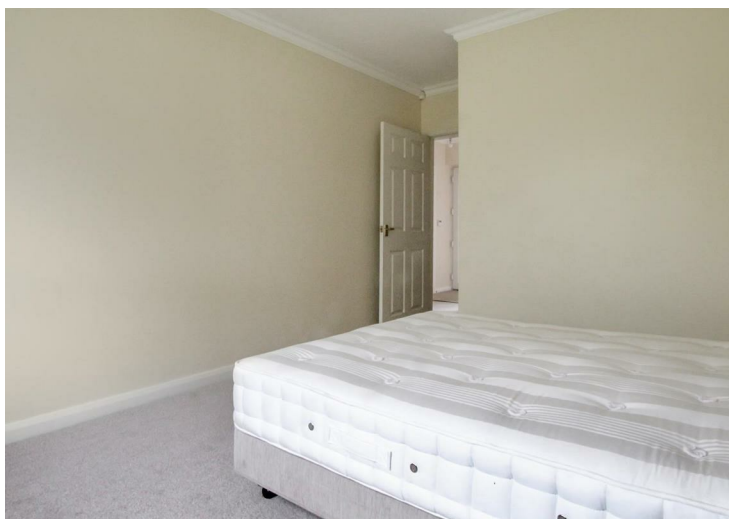
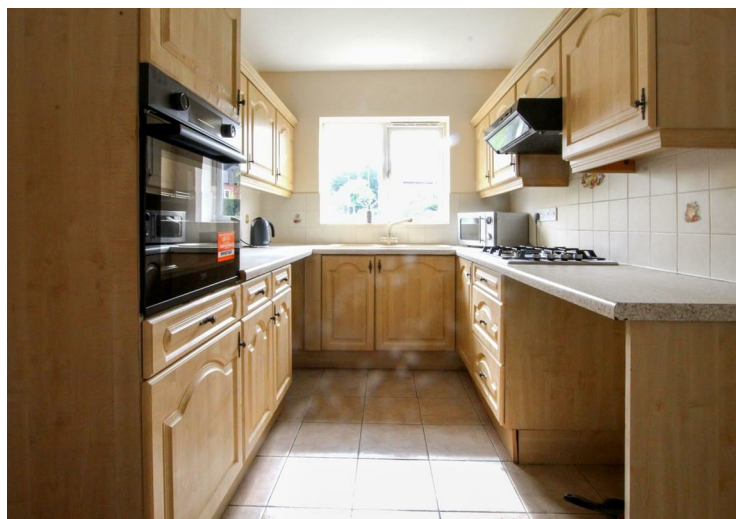
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GROUND FLOOR



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Council Tax band: B. Tenure: Freehold

Viewing

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