



50 Samuel Street

Packmoor, ST7 4SR



Price £97,000

Available to purchase with no onward chain!

Here at Carters, we are proud to welcome to the market this well presented, two bedroom mid-terrace property, which would provide an ideal purchase for first time buyers and investor alike who are looking to expand their portfolio.

Situated within the semi-rural Village of Packmoor, this lovely home benefits from being within the proximity of the excellent local amenities such as: Packmoor Ormiston Academy Primary school, a variety of shops, pubs and fantastic commuting links, all within a short distance of the property. On entering the property you are welcomed into the living room which boasts a modern wall mounted fireplace as well as a large window allowing ample of natural light to floor through. Following on towards the rear, there is a large kitchen/diner which enjoys plenty of work surfaces, units and enough space for a dining table, if desired. There is also an inner hall offering access into the rear yard, as well as providing space and plumbing for utilities, it also offers access into the family bathroom which is a modern, white three piece suite. As you head up the stairs you are greeted with two double bedrooms, both of which a generous in size, with the main bedroom enjoying the rear elevation and benefitting from a built-in storage cupboard, whilst externally there is a low maintenance rear yard to sit out and enjoy.

Viewings are highly recommended to appreciate this lovely home. Call the office today on 01782 470391 to arrange your viewing and avoid missing out.

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Living Room

11'0 x 10'7 (3.35m x 3.23m)

UPVC double glazed entrance door and window to the front elevation.

A modern wall mounted electric fireplace with burning coal effect. Radiator.

Kitchen

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed window to the rear elevation.

A good range of wall, drawer and base units which incorporate work surfaces with an inset sink, drainer and mixer tap. Built in electric oven with a four ring gas hob and an extractor hood. Partially tiled walls. Radiator. Laminate flooring. Stairs to the first floor leading off.

Inner Hallway

UPVC entrance door to the side elevation.

Space and plumbing for a washing machine and dryer. Laminate flooring.

Bathroom

UPVC double glazed window to the side elevation.

A white three piece suite which comprises of a panel bath with a wall mounted shower, a pedestal hand wash basin and low level WC. Partially tiled walls. Radiator. Tiled flooring.

First Floor Landing

Access to both bedrooms.

Bedroom One

11'0 x 10'5 (3.35m x 3.18m)

UPVC double glazed window to the rear elevation.

Storage cupboard with loft access. Radiator.

Bedroom Two

11'6 x 11'0 (3.51m x 3.35m)

UPVC double glazed window to the front elevation.

Radiator.

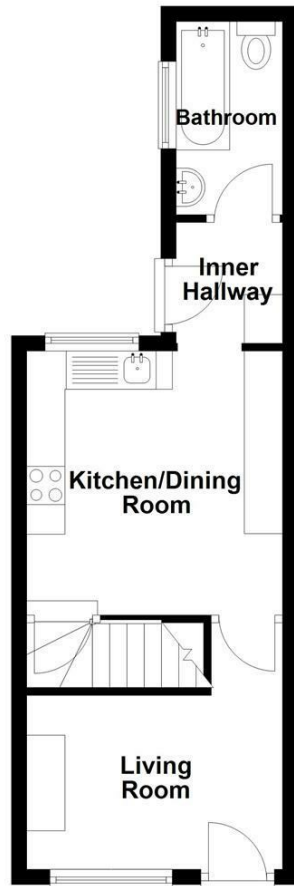
Exterior

To the rear of the property there is a good sized paved yard with a gate that provides rear access.

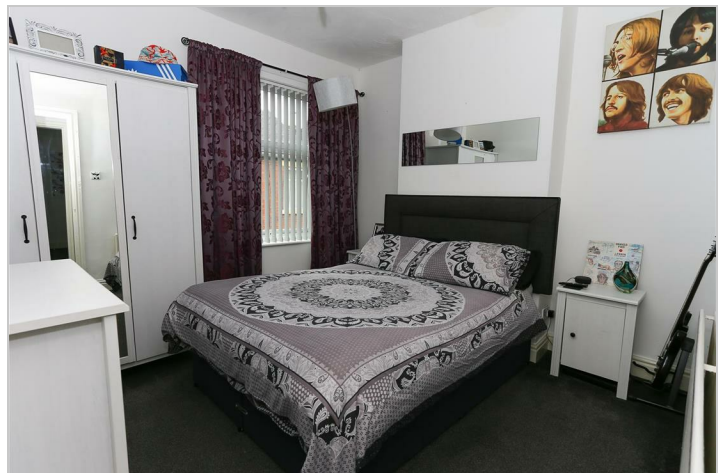
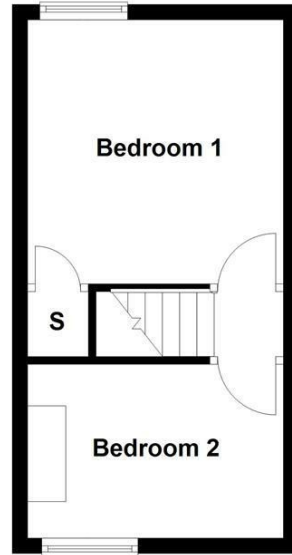
Additional Information

We are led to believe that the property is Freehold and Council Tax Band A.

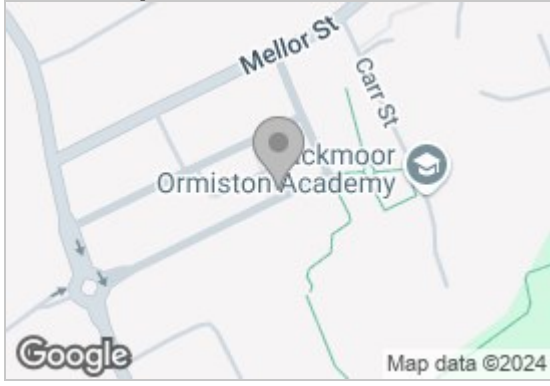
Ground Floor



First Floor



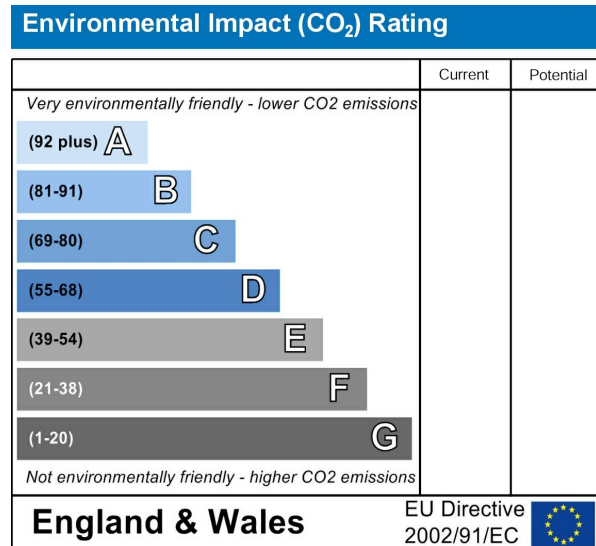
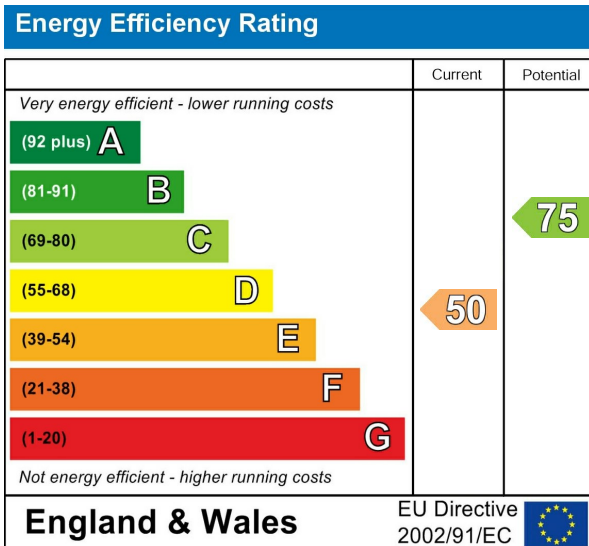
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 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.

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