



VINCENT JAMES
ESTATE AGENTS

5 CENTURY AVENUE, WINNINGTON VILLAGE, £295,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented TOWN HOUSE located on the ever popular WINNINGTON VILLAGE development. The accommodation includes: Hallway, WC, open plan Lounge Diner and Kitchen to the ground floor, three bedrooms and family bathroom to the first floor and master bedroom with dressing area and ensuite to the second floor. Externally there is a DRIVEWAY for two cars to the front elevation and enclosed garden to the rear elevation. Call us now to book your viewing!

FREEHOLD

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Entrance Hallway

Accessed via double glazed front entrance door. Utility cupboard. Doors to WC & open plan lounge diner / kitchen. Radiator. Staircase. Grey wood effect flooring.



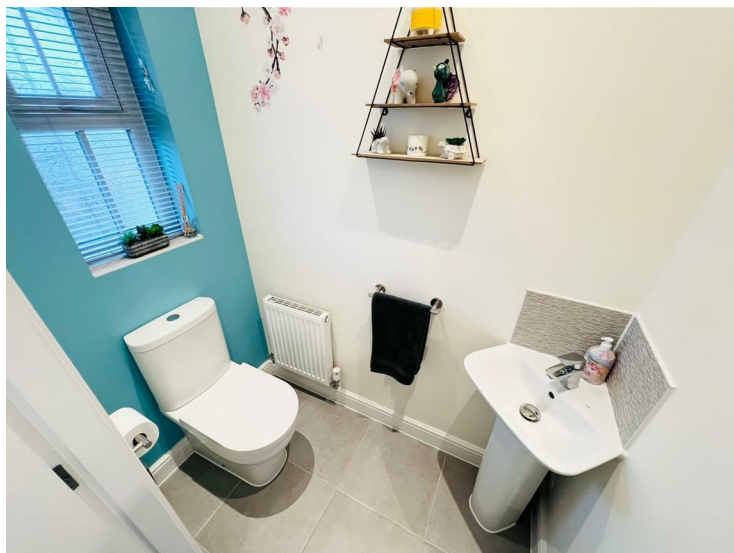
Utility Cupboard

Space for washing machine and dryer.

WC

5'2 x 2'7

Low level WC, wash hand basin with splashback and radiator. Double glazed window to the front elevation. Tiled flooring.



Open Plan Lounge / Kitchen Diner

30'5 x 14'1 (11'7 x 6'8)

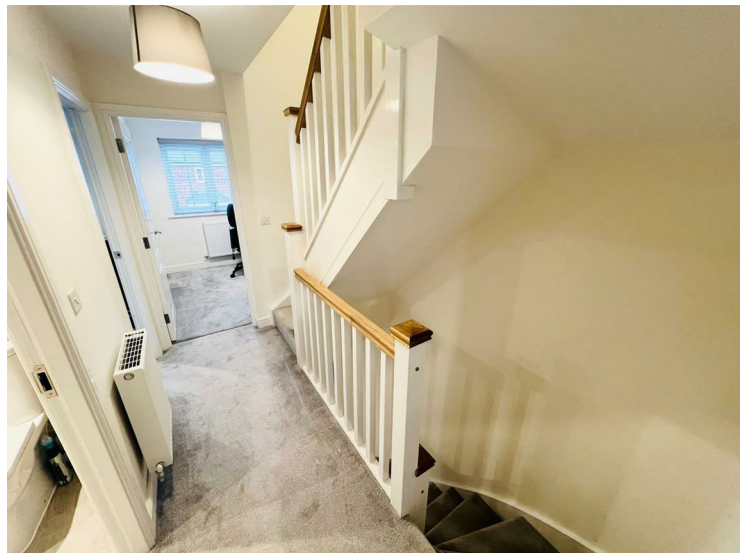
Fitted with a range of wall, drawer and base units with work surfaces above. Integrated fridge freezer. Space

for dishwasher. Inset double oven with five ring hob and extractor fan above. Inset stainless steel sink and drainer with mixer tap. Four radiators. Under stairs storage cupboard. Double glazed french doors to the rear elevation with velux windows above. Grey wood effect flooring. Inset spotlights.



First Floor Landing

Doors to bedrooms and family bathroom. Stairs to second floor and master bedroom. Radiator.



Master Bedroom

14'2 x 14'4

Double glazed window to the front elevation. Double glazed Velux window to the rear. Two radiators. Opening to dressing area and door to en-suite.



Dressing Area

Double glazed Velux window to the rear elevation. Fitted wardrobes. Door to Ensuite.

En-Suite

Low level WC, wash hand basin and stand in shower. Part tiled walls. Heated towel rail. Double glazed Velux window to the rear elevation.



Bedroom Four

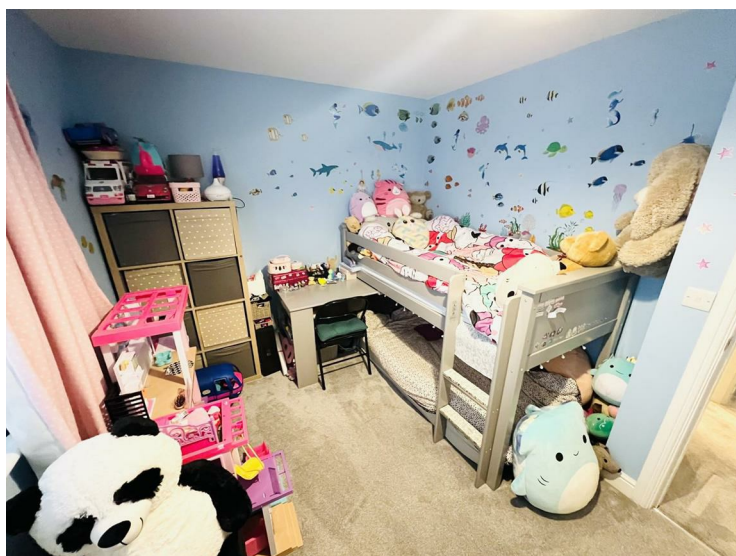
7'7 x 6'2

Double glazed window to the front elevation. Radiator.

Bedroom Two

14'1 x 8'6

Double glazed window to the rear elevation. Radiator.



Family Bathroom

7'2 x 5'2

Low level WC, wash hand basin and panelled bath with shower head attachment. Part tiled walls. Radiator.

Bedroom Three

11'3 x 7'3

Double glazed window to the front elevation. Radiator.



Second Floor Landing

Airing cupboard. Access to master bedroom.

Externally - Front

Driveway with space for two cars leading to additional off-road parking. Paved walkway to front entrance. Gated side access to rear. EV charger.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: TBC

Service Charge Review Period: TBC

Council Tax Band: D

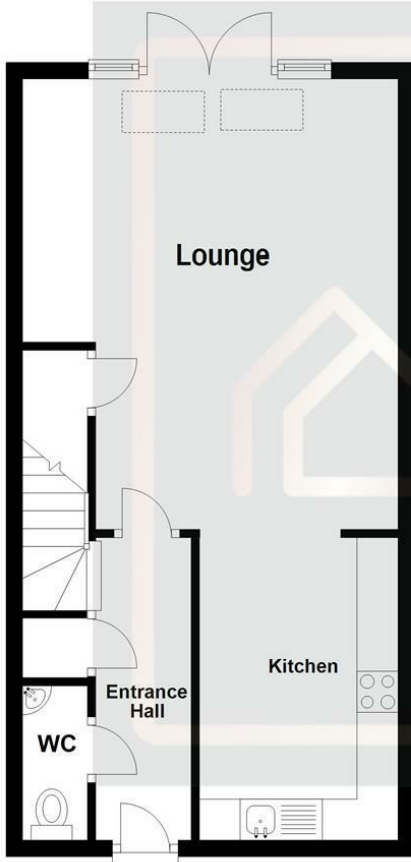


Externally - Rear

Lawned garden with fencing. Paved patio and gated side access to front.

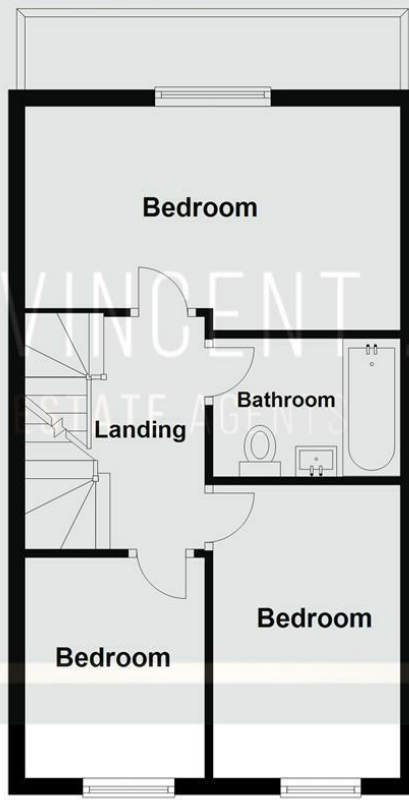
Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



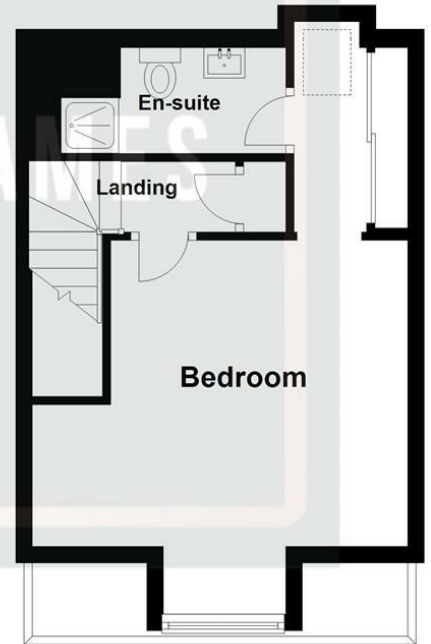
First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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