balmforth

Estate & Letting Agents



1 Prospect Terrace

Kedington, CB9 7QJ

Asking Price £250,000











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Lounge

13'5" x 11'1" (4.10 x 3.38)

Large sash window to front giving plenty of natural light. Wooden flooring with tiled hearth and log burner

Kitchen / Diner

17'9" x 7'0" (5.43 x 2.14)

Recently refurbished kitchen with contempory grey high shine units to base level. Electric double oven with extractor fan and induction hob.

Seating area with built in bench style seats.

Access to rear court yard and two large windows

Bedroom 1

11'1" x 10'7" (3.4 x 3.25)

Large double bedroom with large sash style window.

Wooden flooring and aesthetic fire place

Built in double wardrobe

Bedroom 2

8'9" x 7'8" (2.67 x 2.36)

Smaller bedroom or working from home space.

Wooden flooring

Bathroom

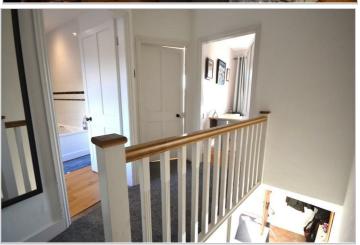
8'7" x 7'1" (2.64 x 2.16)

Three piece white suite with shower over bath Wooden flooring Large frosted aspect













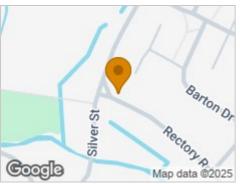




Road Map

Hybrid Map

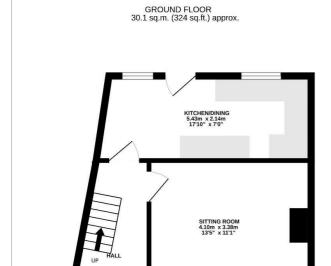
Terrain Map



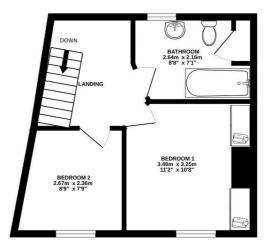




Floor Plan



1ST FLOOR 30.1 sq.m. (324 sq.ft.) approx.



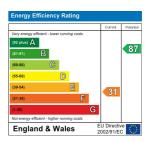
TOTAL FLOOR AREA: 60.2 sq.m. (648 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tiens 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.

Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.