



11 Victoria Road

Bagillt, CH6 6JN

£125,000



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ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance.

A UPVC with double glazed inset door opens into:

Reception Hall

Wall mounted electric meter, stairs up to First Floor accommodation.

Door opens into:

Lounge

14'3 x 10'4 (4.34m x 3.15m)

Built in shelving to recess,, textured ceiling, wood effect laminate flooring, single panelled radiator and double glazed bay window to the front elevation.

Opening into:

Dining Room

13'7 x 9'9 (4.14m x 2.97m)

Built-in understairs storage cupboard, single panelled radiator, picture rail, archway opening into:

Kitchen

13'5 x 5'10 (max) (4.09m x 1.78m (max))

Fitted with a range of wall, base and drawer units with roll top work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, built-in four ring gas hob with electric oven beneath and extractor hood over, void and plumbing for washing machine, space for fridge freezer and cupboard housing 'Potterton' gas combi boiler. Two double glazed windows to the rear elevation, Upvc door with double glazed frosted unit opens to the rear.

STAIRS FROM HALLWAY LEAD TO:

Landing Area

Loft access, smoke alarm.

Doors off to:

Bedroom One

11'6 x 9'4 (3.51m x 2.84m)

With picture rail, single panelled radiator and double glazed windows to the front elevation.

Bedroom Two

10'9 x 8'3 (3.28m x 2.51m)

With picture rail, single panelled radiator and double glazed window to the rear elevation.

Family Bathroom

7'6 x 4'9 (2.29m x 1.45m)

Fitted with a white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Splash back wall tiling, vinyl flooring, single radiator and frosted double glazed window to the rear elevation.

OUTSIDE

A shared access pathway to the front leads on to a further pathway giving access to the front door and leads down the side of the property. A garden and courtesy light can also be found to the front. A gate to the side gives shared access to the rear. To the rear of the property you will find a low maintenance paved garden bound by wood panelled fencing.

EPC Rating - D

Council Tax - Band B

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

Tel: 01352 762300

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Disclaimer

These particulars, whilst believed to be accurate are set out

as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order 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.

Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

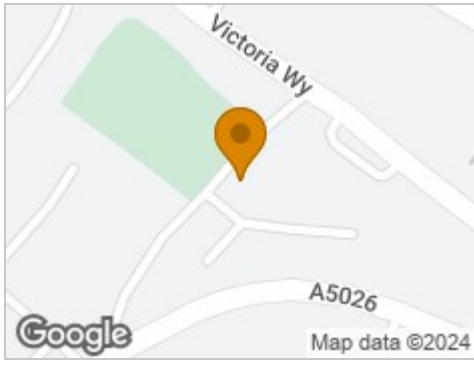
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



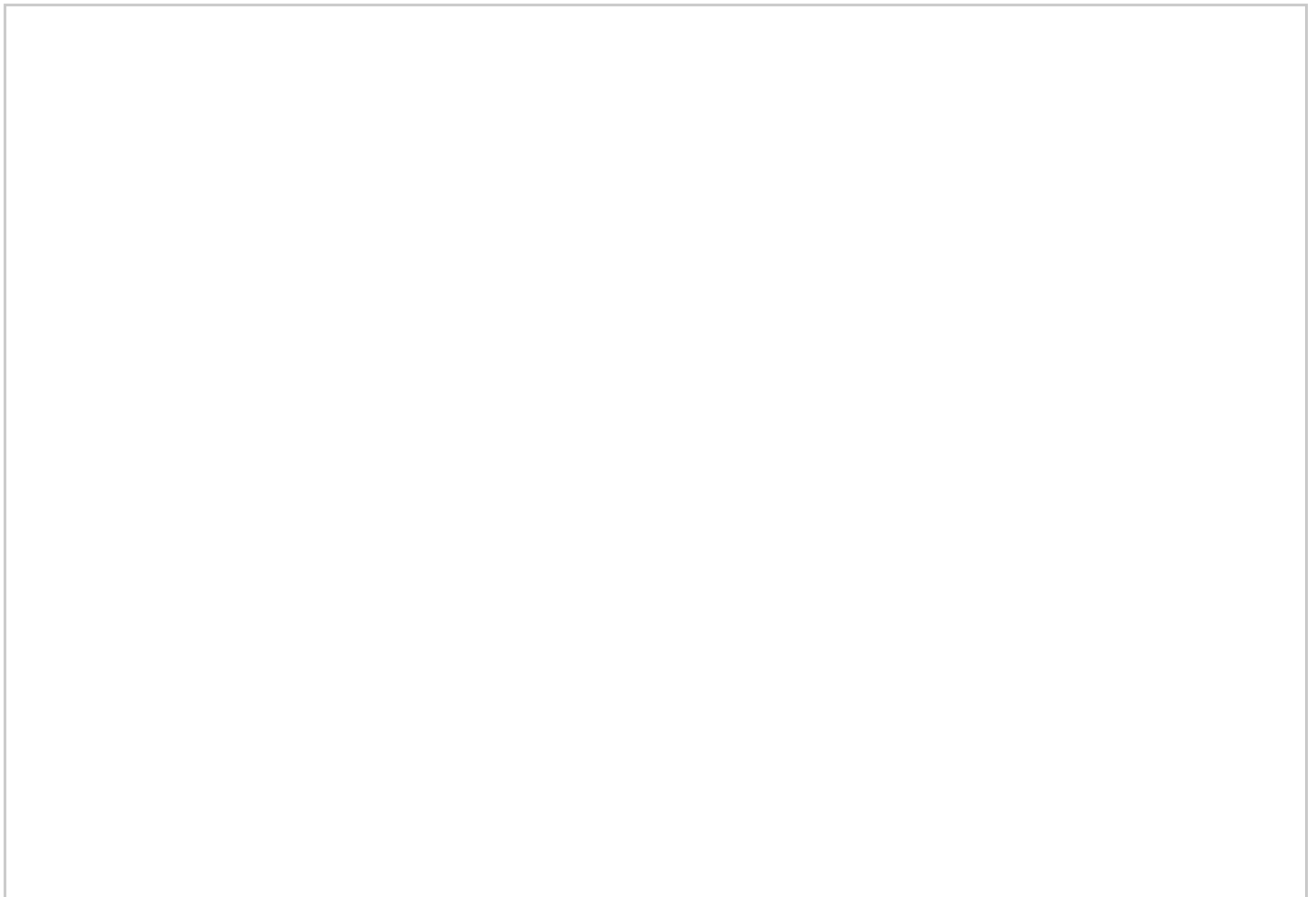
Hybrid Map



Terrain Map



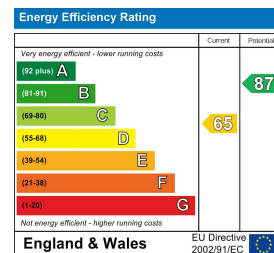
Floor Plan



Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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