



Richard State

Independent Estate Agents

Palmer Crescent, Ottershaw, KT16 0HE £295,000

A much improved and well presented one bedroom freehold house featuring a conservatory, a private south facing garden, gas central heating with radiators, a modern fitted kitchen, a remodelled bathroom and a ladder leading up to a useful loft which has been boarded and carpeted and has a Velux window. The property also benefits from replacement double glazing, an allocated parking space and a further shared parking space. Palmer Crescent forms part of a quiet and popular development in the heart of Ottershaw village, moments from the shops, restaurants and a park with woodland walks and The Castle Inn also nearby.

NO ONWARD CHAIN



- **Double glazed conservatory**
- **Freehold and no service charge**
- **Private enclosed south facing garden**
- **Gas central heating via radiators**
- **Modern fitted kitchen**
- **Ladder to useful boarded and carpeted loft with a Velux window**
- **Remodelled bathroom**
- **One allocated parking space and one shared parking space**
- **No onward chain**

The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Courtesy light, cupboard housing modern combination boiler, composite double glazed front door

LIVING ROOM: Square bay with double glazed windows, two radiators, door to;

CONSERVATORY: Radiator, power points, tiled floor, double glazed windows, double glazed double doors to garden

KITCHEN: One and a half bowl sink in a modern range of white laminate wall and base units with integrated oven, hob, extractor hood and fridge, attractive tiling to walls and floor, window, utility cupboard with light, plumbing for washing machine and space for another appliance

STAIRS TO FIRST FLOOR LANDING: Lobby with timber ladder leading up to a useful boarded and carpeted loft with Velux window, power points and eaves storage

BEDROOM: Open wardrobe, double glazed window, radiator

BATHROOM: Modern white suite comprising bath with shower attachment, w.c., hand basin in vanity unit, tiling to walls and floor, ladder radiator, double glazed window

OUTSIDE:

FRONT GARDEN: Lawn, gated access to:

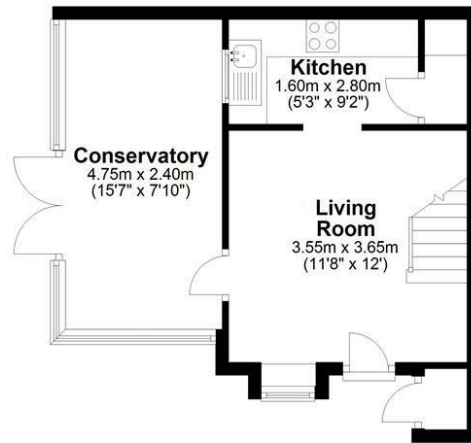
SIDE/REAR GARDEN: Borders with shrubs, decking, shed and lawn

PARKING: One allocated parking space and one shared space





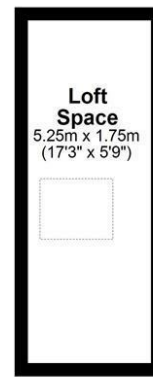
Ground Floor
Approx. 31.9 sq. metres (342.8 sq. feet)



First Floor
Approx. 19.2 sq. metres (206.4 sq. feet)



Loft Space
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 51.0 sq. metres (549.2 sq. feet)

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



For an appointment to view please telephone 01932 354111

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