



12 East View, East Markham, NG22 0QS

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£175,000



A charming two-bedroom property featuring a spacious lounge, a well-equipped kitchen/diner, a rear garden with patio, and front gravelled parking. Ideal for first-time buyers or investors seeking a comfortable home with potential.





Lounge 4.21m x 3.38m (13'10" x 11'1")

Front door with obscure glass. Double glazed window to front aspect. TV point. Double doors leading to kitchen/diner. Carpet throughout. Single panel radiator.

Kitchen/Diner 4.23m x 3.78m (13'11" x 12'5")

Double glazed window to rear aspect, space for free standing fridge, floor mounted cupboard under wood effect worksurface, integrated dishwasher. Four ring electric hob, 'Arebos' double oven, sink with 1 and 1/2 bowl and drainer. Stable style door with obscure glass leading to rear. Access to pantry. Space for tumble dryer. Tile flooring.

Bedroom one 4.23m x 3.4m (13'11" x 11'2")

Double glazed window to front aspect. Single panel radiator. Fitted storage cupboard.

Bedroom two 1.72m x 2.79m (5'7" x 9'2")

Double glazed window to rear aspect. Single panel radiator.

Bathroom 1.72m x 2.79m (5'7" x 9'2")

Double glazed window to rear aspect. Panel bath with shower fitted above. Dual flush toilet. Pedestal wash hand basin. Wall mounted heated towel rail.

Outhouse 1.65m x 0.94m (5'5" x 3'1")

Garden and grounds

Rear lawned garden. Patio area. Gravelled parking to front without drop curb.

Disclaimer

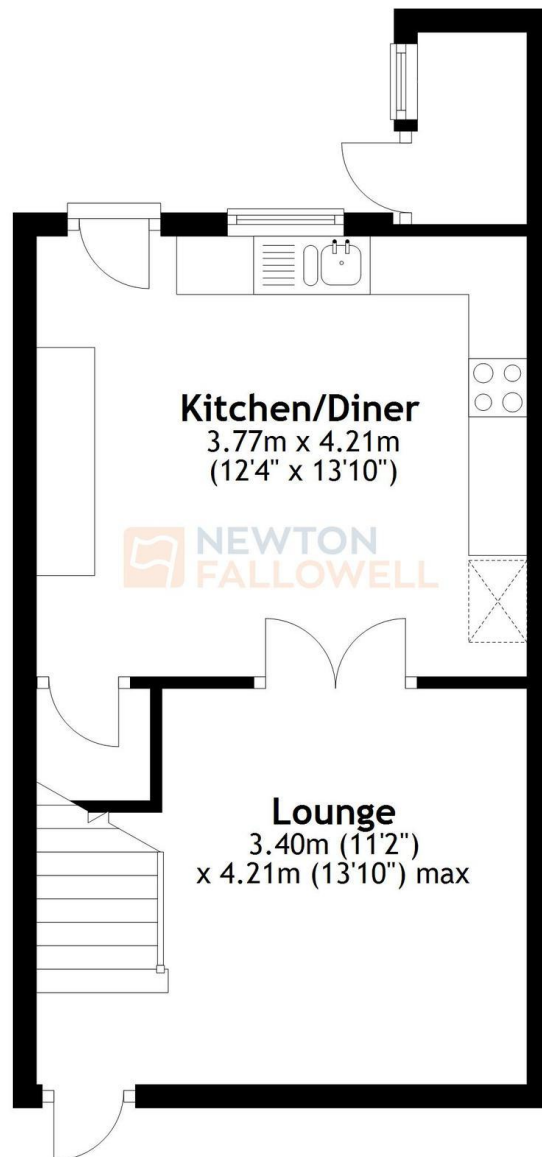
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

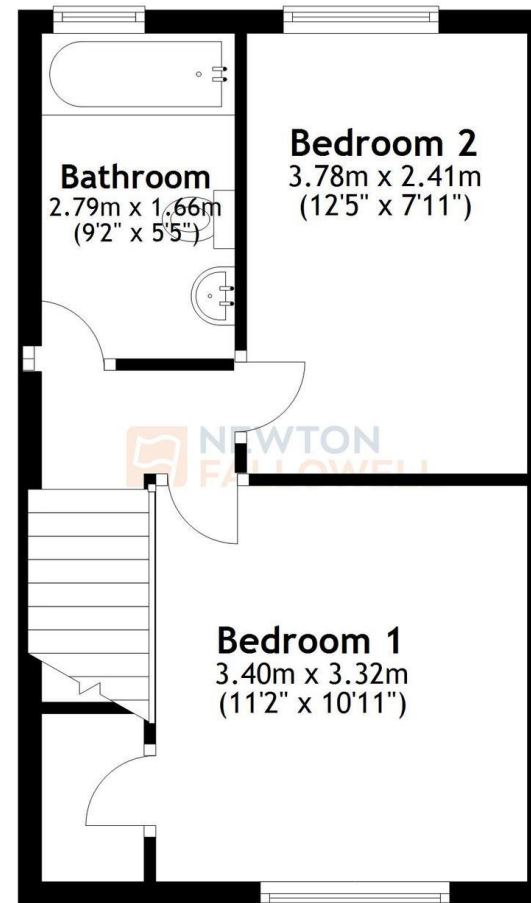
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



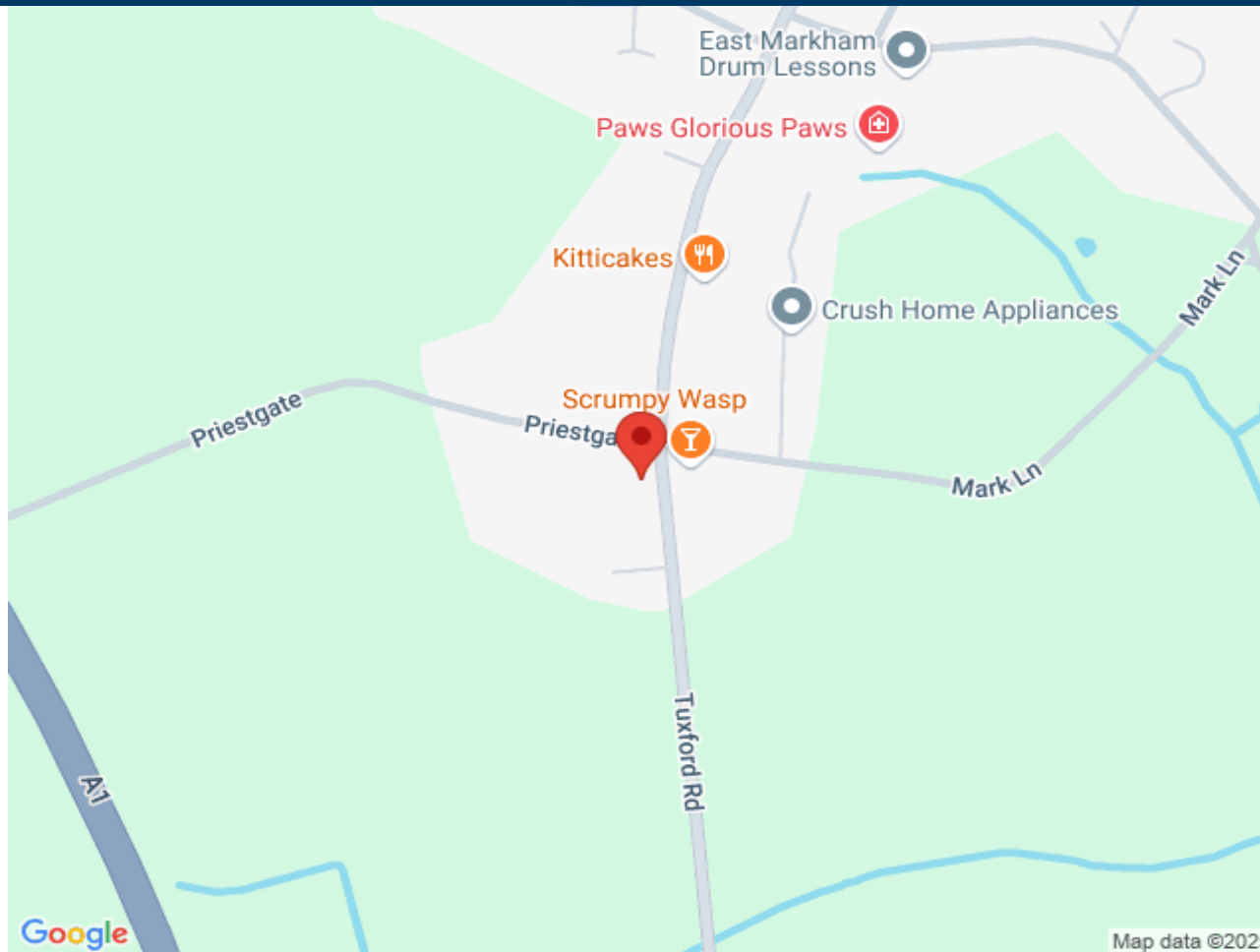
Ground Floor



First Floor



Total area: approx. 63.1 sq. metres (678.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		