



Connells

Burges Close
Marnhull Sturminster Newton



Property Description

Offered to the market with NO ONWARD CHAIN in the popular village of Marnhull. With two reception rooms on the ground floor with further conservatory and separate utility room and two bedrooms. Outside there is driveway parking, garage and gardens to the front and rear.

Entrance Porch

Double glazed door to front.

Entrance Hall

Double glazed door from the entrance porch, coat cupboard, radiator and access to the loft via a ladder which is partially boarded and has a light.

Lounge

17' 8" max x 12' 4" max (5.38m max x 3.76m max)

Double glazed window, electric fireplace, wall lights and two radiators.

Kitchen

10' x 9' 4" (3.05m x 2.84m)

Double glazed window to the rear, fitted kitchen with space for an under counter fridge/freezer, space for a cooker, cooker hood, stainless steel sink and drainer, serving hatch into the lounge and a radiator.

Rear Hall

Double glazed door leading to the garden at the side.

Utility Room

8' 8" x 6' 1" max (2.64m x 1.85m max)

Door to the conservatory, space for under counter freezer, stainless steel sink and a radiator.

Cloakroom

Double glazed window to the side, WC, wash hand basin, towel rail and an extractor fan.

Conservatory

9' 2" x 7' 9" (2.79m x 2.36m)

UPVC conservatory with door into the garden.

Bedroom One

12' 7" max x 9' 4" max (3.84m max x 2.84m max)

Double glazed window to the front and a radiator.

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

Double glazed window to the side and a radiator.

Bathroom

Double glazed window to the rear, bath with mixer taps, wash hand basin, WC, extractor fan and a radiator.

Garage

17' 4" x 8' 6" (5.28m x 2.59m)

Up and over door, oil boiler, plumbing for a washing machine and double-glazed door to the side.

Parking

Driveway to the front of the property.

Front Garden

Laid to lawn with mature shrubs and the driveway.

Rear Garden

To the rear the garden is laid to lawn with mature shrubs, shed, gate to the side and an outside tap.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: E

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Tenure: Freehold



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