

Ouseburn Street,

welcome to

Ouseburn Street,

Presenting a spacious three-bedroom house within the popular S9 postcode. Offering excellent living accommodation throughout, this property has two reception rooms and a double garage. You don't want to miss out!!













Accommodation Ground Floor Reception

With a UPVC entrance door, featuring a UPVC double-glazed top light, stairs to the first-floor accommodation with half panelling to walls, and a half frosted glazed panel door leading to the lounge.

Lounge

20' 5" x 14' 11" (6.22m x 4.55m)

With a UPVC double-glazed window to the front elevation, a UPVC double-glazed window looking through to the courtyard, and two UPVC double-glazed Georgian doors also leading to the courtyard. A large double panel radiator and a second double panel radiator, with double opening half-glazed panel doors leading to the kitchen.

Kitchen

9' 5" maximum x 15' 3" (2.87m maximum x 4.65m) Has a brown leaded UPVC double-glazed door and matching side lights leading to the courtyard, a gloss grey modern kitchen offering a range of base/wall/drawer units, roll-top work surfaces including a small breakfast bar, a stainless steel 1/2 bowl sink unit with hot/cold mixer tap, gas cooker point, under-counter radiator, tiled floor, and part-tiled walls with inset ceiling spotlights and a half-glazed panel door.

UtilityRoom

5' 11" x 15' 4" (1.80m x 4.67m)

With a wall-mounted gas boiler, a main entrance door, a roll-top work surface with plumbing for a washer beneath and space for a tumble dryer, pine cladding to the ceiling with LED ceiling strip lights.

Sitting Room

11' 10" x 14' 11" (3.61m x 4.55m)

Enjoys a Georgian double-glazed window looking through to the courtyard, laminate flooring, half pine panelling to walls, coving, high ceiling, and inset ceiling spotlights. Also, access to the cellar with internal lighting.

First Floor Accommodation

Landing

With two UPVC double-glazed windows overlooking the courtyard, a single radiator, half panelling to walls, inset ceiling spotlights, and coving.

Bedroom One

11' 11" x 12' 7" to wardrobes ($3.63 \, \text{m} \times 3.84 \, \text{m}$ to wardrobes)

Has a UPVC double-glazed window, a double radiator, a fitted bank of wardrobes to one wall with mirrored sliding doors, coving, and inset ceiling spotlights.

Bedroom Two

11' 10" x 11' 4" (3.61m x 3.45m)

With a UPVC double-glazed window, a double radiator, a large bank of wardrobes, loft access, coving, and inset ceiling spotlights.

Bedroom Three

9' 8" x 14' 8" (2.95m x 4.47m)

With a UPVC double-glazed window overlooking the courtyard, a second UPVC double-glazed window, a double radiator, and inset ceiling spotlights.

Main Bathroom

11' 8" x 8' 1" (3.56m x 2.46m)

With a double-glazed window, chrome towel heater rail, an excellent four-piece suite comprising a low flush w/c, handwash basin into a gloss white vanity, a large double shower with waterfall-type shower head, a jacuzzi corner bath with hot/cold mixer tap, and modern PVC finish to ceiling and walls.

Outside

The property stands on grounds which offer an excellent courtyard, mainly block paved and providing access through large double opening gates. An additional benefit is a double tandem garage with accommodation above and an open tiled porch which serves access to the outside w/c.





welcome to

Ouseburn Street,

- **EXCELLENT THREE BEDROOM FAMILY HOME**
- A GENEROUS LOUNGE AND ADDITIONAL RECEPTION
- MODERN KITCHEN WITH UTILITY
- DOUBLE TANDEM GARAGE WITH ACCOMMODATION **ABOVE**
- PROPERTY HAS GATED ACCESS AND OFF-STREET **PARKING**

Tenure: Leasehold EPC Rating: D

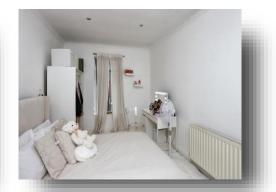
Council Tax Band: B Service Charge: Ask Agent

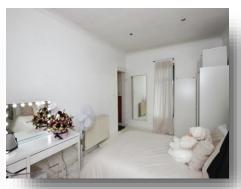
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1902. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SBC107615

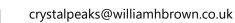


Property Ref: SBC107615 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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