



- Chain Free
- Semi-Detached House
- 3 Bedrooms
- Lounge & Separate Dining Room

- Kitchen & Bathroom
- uPVC Conservatory
- uPVC Double Glazing & GCH
- Cul-De-Sac Location

Chedworth Road, Glebe Park, LN2 4SW
£204,950





Situated in this cul-de-sac location within Glebe Park. Starkey&Brown are delighted to offer for sale this 3 bedroom semi-detached house. Accommodation comprises of lounge, dining room, kitchen and uPVC conservatory to the ground floor. Whilst upstairs offers 3 bedrooms and a bathroom. We are also advised by the vendor that the property has planning permission for a single storey extension. If this is of interest please contact the office for more details. To truly appreciate this property an internal inspection is highly recommended. Call today to view. Council tax band: A. Freehold.



uPVC front door leading into:

Enclosed Entrance Porch

Further door leading into:

Hallway

Stairs rising to first floor and door to:

Lounge

13' 1" x 12' 10" (3.98m x 3.91m)

A uPVC window to the front aspect and a radiator. Archway to:

Dining Room

8' 7" x 7' 10" (2.61m x 2.39m)

Understairs storage cupboard, a radiator and a double-glazed sliding patio doors to the conservatory. Door to:

Kitchen

9' 0" x 7' 10" (2.74m x 2.39m)

With a range of wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, one and a half sink with a single drainer unit, built-in ceramic hob with oven below and an extractor hood above, a uPVC double-glazed window overlooking the rear garden, and a uPVC door to the side aspect.

Conservatory

14' 8" x 9' 4" (4.47m x 2.84m)

Being of uPVC construction with uPVC French doors leading to rear paved patio.

First Floor Landing

Having an airing cupboard.

Bedroom 1

12' 10" x 8' 10" (3.91m x 2.69m)

A uPVC window to the front aspect and a radiator.

Bedroom 2

9' 10" x 9' 1" (2.99m x 2.77m)

A uPVC window to the rear aspect and a radiator.

Bedroom 3

7' 8" x 7' 0" (2.34m x 2.13m)

A uPVC window to the front aspect and a radiator.

Bathroom

Three-piece suite comprising a wash hand basin, a low-level flush WC, a panelled bath, a radiator, and a uPVC window.

Outside Front

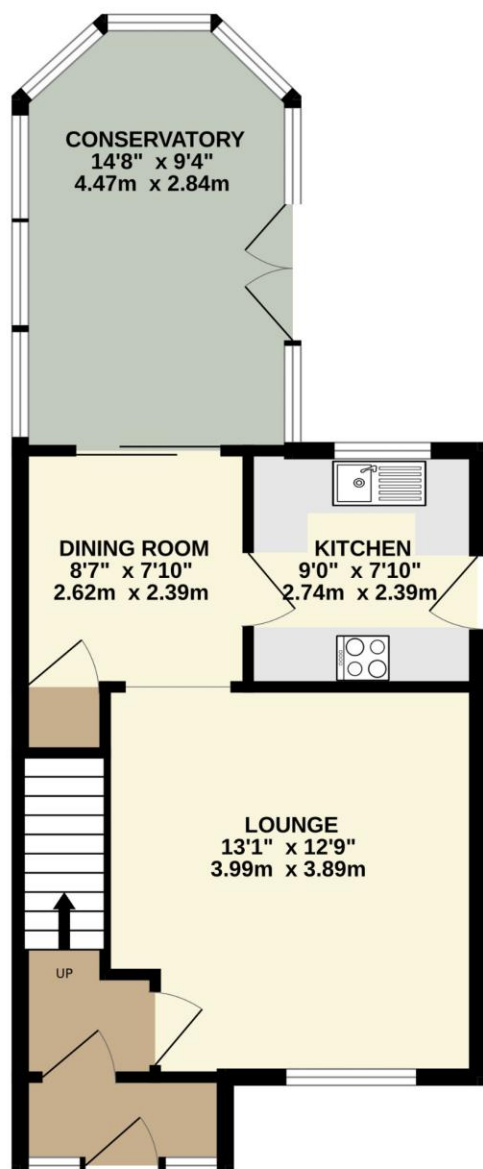
Mainly laid to lawn with a path leading to the front door. Block paved driveway with double gates leading to a further block paved driveway and rear patio.

Outside Rear

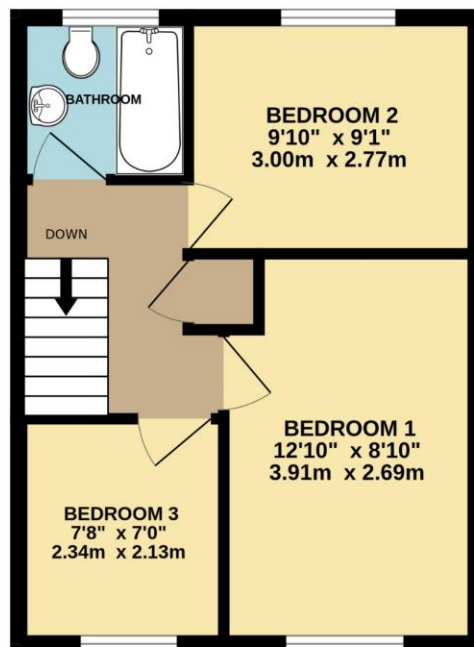
Having a block-paved patio. Mainly laid to lawn with a fenced surround.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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