



- Coach House Apartment
- Pleasant Cul-De-Sac Position
- 2 Good Size Bedrooms
- 17'10" Open Plan Living Area

- Driveway & Garage
- PRIVATE GARDEN!
- NO CHAIN!
- Perfect First Home Or Investment

Tall Pines Road, Witham St. Hughs, LN6 9RT
£145,000





Located in a pleasant cul de sac with its own private garden, driveway and garage is this spacious, freehold coach house apartment in Witham St Hughs. The property would make an ideal first home or investment and has accommodation which briefly comprises entrance lobby with stairs rising to landing area, 17'10 open plan living area, two well proportioned bedrooms and a bathroom. The garden is located to the rear of the building, being tree lined, fully enclosed, west facing and offering an excellent degree of privacy. The property is being offered for sale with NO CHAIN! Council tax band: A. Freehold.



Entrance Hallway/Landing

Having front entrance door leading to lobby area with wood effect vinyl flooring, radiator and stairs leading to landing area with radiator, large storage cupboard, window to rear and access to loft.

Open Plan Living Area

17' 10" x 11' 10" min (5.43m x 3.60m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for washing machine, space for full height fridge freezer, wood effect vinyl flooring, radiator and double aspect windows.

Bedroom 1

10' 8" min x 8' 8" to front of wardrobes (3.25m x 2.64m)

Having built-in wardrobes and radiator.

Bedroom 2

10' 10" x 6' 7" max (3.30m x 2.01m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance and glass shower screen over, pedestal wash hand basin, low level WC, vinyl flooring, radiator, part tiled walls, electric shaver point and extractor.

Outside Front

To the front of the property there is a driveway leading to garage, outside lighting, storm porch leading to front entrance door and gate at side leading to private rear garden.

Garage

18' 1" x 8' 4" (5.51m x 2.54m)

Being located immediately beneath the apartment. Having up and over door, power and light.

Outside Rear

To the rear of the property there is a fully enclosed west-facing paved patio garden being tree-lined and offering an excellent degree of privacy. Being mainly paved patio with outside lighting.

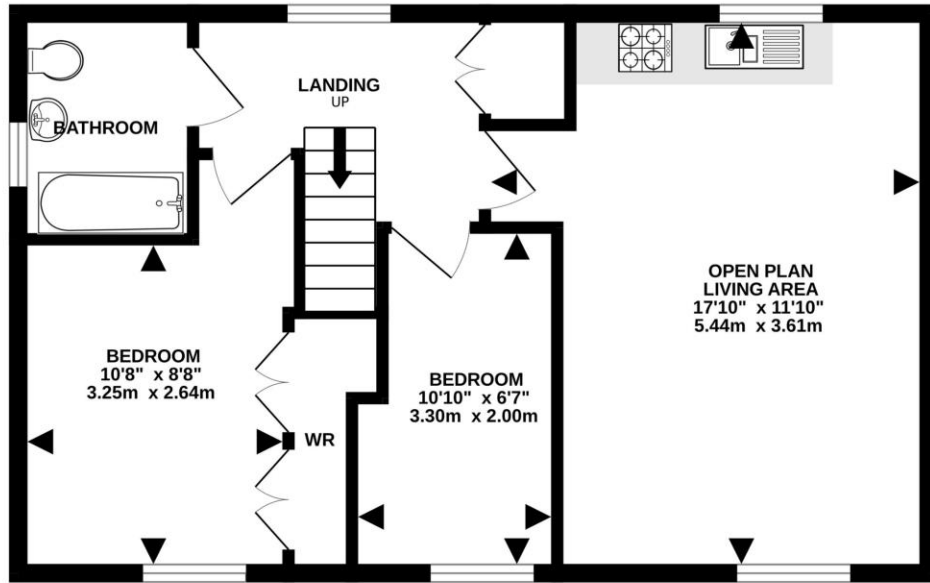
Agents Note

Service charges are payable for the maintenance of all local communal areas and facilities and amounts to £397.50 per annum, payable in 2 installments per year at £198.75.



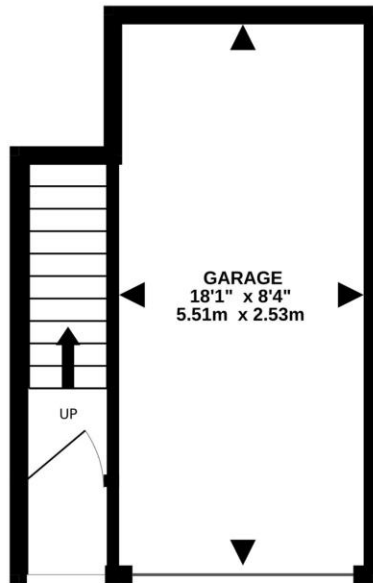
TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

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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FIRST FLOOR
519 sq.ft. (48.2 sq.m.) approx.

GROUND FLOOR
188 sq.ft. (17.5 sq.m.) approx.



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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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