

Arnolds | Keys



96 Church Lane, Beeston Regis, NR26 8EY

Price Guide £275,000

- Mid terrace house
- Complete refurbishment needed
- UPVC double glazed windows
- Enclosed gardens
- Located just off the common
- Three bedrooms
- Lounge/diner
- Gas central heating
- Detached single garage
- No onward chain

96 Church Lane, Beeston Regis NR26 8EY

Offered with no onward chain is this mid-terrace brick and flint property which does require significant updating throughout but could provide a lovely home when such works have been carried out.

The property is located in a favoured location just off Beeston Common and with open views at the rear. The accommodation has gas central heating and sealed unit glazing throughout. There are attractive walks close by and the Town Centre is approximately a mile distant.



Council Tax Band:



PORCH

UPVC double glazed door to entrance porch with large storage cupboard and door to

HALLWAY

Stairs to first floor, radiator, carpet, ceiling light, door to

LOUNGE/DINER

UPVC double glazed bay window to the front, two radiators, two ceiling light points, door to kitchen and sliding UPVC double glazed door to the garden.

KITCHEN

UPVC double glazed window to the rear. Range of light wood base and drawer units with work surface over, inset one and half bowl sink unit with mixer tap. Inset four ring gas hob with extractor above. Built in double oven, matching range of wall cupboards. Gas fired boiler providing central heating and domestic hot water. Provision for washing machine and fridge freezer. Ceiling light and radiator.

LANDING

Doors to all rooms, access to loft space, ceiling light.

BEDROOM ONE

UPVC double glazed window to the front, carpet, two ceiling lights, radiator. Built in double wardrobe with sliding doors.

BEDROOM TWO

UPVC double glazed window to the rear. Radiator, carpet, ceiling light. built in double wardrobe with sliding doors.

BEDROOM THREE

UPVC double glazed window to the front. Carpet, ceiling light, radiator.

SEPARATE WC

UPVC obscure glazed window to the rear. Low level WC, ceiling light.

BATHROOM

UPVC obscure double glazed window to the rear. Pedestal wash hand basin, panelled bath with electric shower over and tiled walls. Ceiling light, radiator.

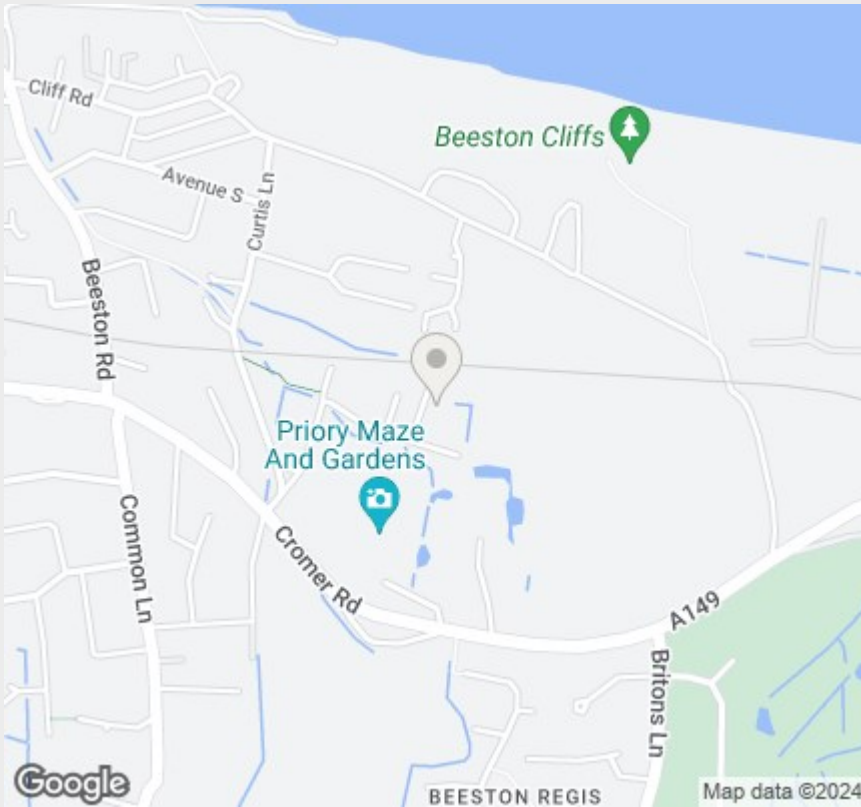
OUTSIDE

To the front of the property is a lawn area with paved pathway to the front door. There is a detached single garage with up and over style door and personal door leading into the rear garden. The garage is accessed at the side of next doors property with a track leading to the garage. The rear garden is fully enclosed by timber panel fencing and garden shed.

AGENTS NOTE

This property is Freehold, with no onward chain. It has all mains connected and mains drainage. The property has a council band C.






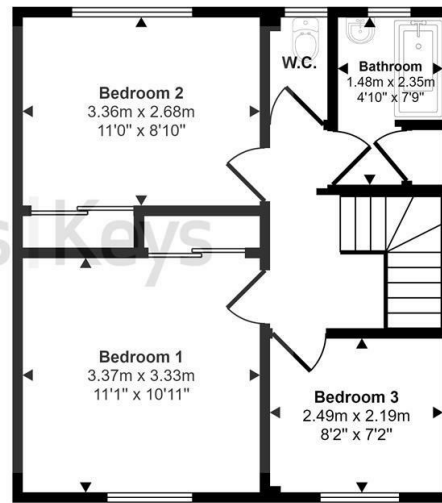
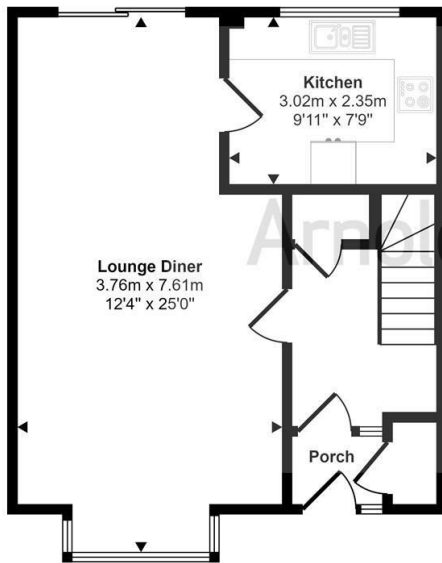
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
84 sq m / 899 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

