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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Samphire Close

North Cotes
DN36 5XF

Offers in the Region Of
£140,000

Coming to the market with NO FORWARD CHAIN is this sturdily built three bedroom end of terrace house. Altered and extended over the years, this property offers generous accommodation over two floors with entrance hall, utility room incorporating WC and sink, kitchen, large lounge and conservatory extension to the rear. Upstairs the property offers three good sized bedrooms plus recently fitted modern shower room. Outside the front is low maintenance with the south facing rear having two raised pecked areas, lawn and a generous offering of timber sheds all with power and light. To the front there is street parking plus an attached brick garage located on a communal garage area with parking to the front of the garage also. A great first or second time buy or possible investment property as a buy to let.

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Entrance hall

8' 2" x 5' 9" (2.50m x 1.74m)

With uPVC frosted window and door to the front, the entrance has grey carpet, ceiling light, neutral decor and radiator.

Kitchen

9' 2" x 11' 4" (2.80m x 3.46m)

The kitchen has a base units to three sides with complimentary work top and sink drainer over. There is space for cooker, washing machine, low level fridge and freezer, there is cream tiled splash backs and cream vinyl floor, uPVC door and window with blind to the rear, and ceiling strip light. There is also a large useful under stairs storage unit.

Utility cloakroom

8' 2" x 5' 5" (2.48m x 1.64m)

The utility has space for white goods plus it also has white WC. The walls of the room have, white tiling with vinyl floor, radiator and strip light.

Additional utility area

4' 0" x 5' 5" (1.23m x 1.64m)

The additional area is open plan to the utility cloakroom with work top and Belfast sink. This area has lino floor, strip light, uPVC window to the front and aqua blue decor.

Lounge

17' 8" x 13' 7" (5.39m x 4.15m)

A large spacious room has uPVC window to the front with vertical blinds, neutral decor, grey carpet, two radiators, two ceiling lights, feature open fireplace with multi fuel log burner, oak mantle and black marble hearth. uPVC French doors open up into the conservatory.

Conservatory

10' 6" x 9' 6" (3.20m x 2.90m)

The conservatory extension has uPVC French doors from the lounge and then the same out onto the rear decking. The room has uPVC windows, neutral carpet, off white décor with feature wallpaper, radiator and ceiling light.

Stairs and landing

The stairs and landing have grey carpet, neutral decor, two uPVC windows, ceiling light, loft access and built in storage cupboards.

Bedroom One

10' 10" x 13' 11" (3.29m x 4.24m)

A large bedroom with fitted sliding wardrobes has grey decor and carpet, radiator, uPVC window to front, ceiling light and radiator.

Bedroom Two

12' 2" x 8' 3" (3.71m x 2.51m)

The second bedroom again has fitted wardrobes, blue carpet, cream decor, uPVC window to front with vertical blinds, radiator and pendant light,

Bedroom Three

6' 11" x 10' 11" (2.10m x 3.32m)

A good sized third bedroom has uPVC window and blind to the rear, cream carpet, neutral decor, ceiling light, radiator and built in storage.

Shower room

5' 5" x 5' 1" (1.65m x 1.55m)

A modern shower room has corner enclosed shower, vanity sink and WC with white sparkle aqua board to all walls, frosted uPVC window to the rear, three down lights, extractor, chrome towel radiator and cream vinyl.

Rear garden

A well presented rear garden offers raised decking in two areas for alfresco dining etc with neat lawn and concrete path to an array of well built timber garden sheds all with power and light. The garden has timber fencing to the perimeter with timber gate back to the front.

Front garden

The front has well tended grass with concrete path to front door, gravel borders and covered porch.

Garage and parking

The property owns a garage on a purpose built block of garages less than 50 metres away from the property. The garage is brick built with up and over metal door. There is one parking space in front of the garage and two spaces on the road in front of the house.

Solar panels and Air source heat pump

The property has solar panels which were fitted for free by 'A shade greener'. The company collects the feed in tariff to the electric board and the owners have the benefit of cheap electric. They solar panels are on a 10 year contract and then after that they are serviced and then owned by the homeowner. The property is also

fitted with an Air Source Heat Pump which heats the hot water and heating.

Management fee

All houses own a share in the site and contribute a management fee to a collect fund to maintain roads and communal areas. The fee is £150 p/a at present and is collect at £12.50 per month.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

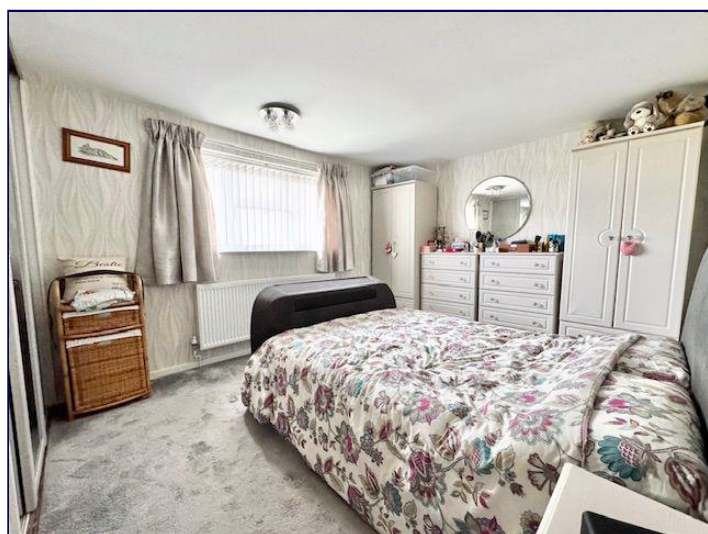
Services

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information



GROUND FLOOR
51.0 sq.m. (549 sq.ft.) approx.

1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 91.6 sq.m. (986 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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