



CROFTS ESTATE AGENTS

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



Marsh Way

North Cotes
DN36 5XJ

Offers in the Region Of
£89,950

We are delighted to be able to bring to the market this well presented two bedroom mid terrace house set within this popular and established former RAF base on the fringes of the popular village of North Cotes. Creating a ready to move into home the property benefits from uPVC double glazing and electric heating and briefly comprises entrance hallway, lounge with open fire, breakfast kitchen, landing, bathroom and two bedrooms. Front and rear gardens with off road parking to the rear.

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Entrance Hallway

Neutrally decorated and having uPVC decorative glazed entrance door to the front elevation. Laminate flooring. Central heating radiator.

Lounge

11' 8" x 13' 2" (3.550m x 4.020m)

uPVC double glazed window to the front elevation. Open fireplace. Electric heater.

Kitchen/Breakfast Room

9' 2" x 16' 4" (2.792m x 4.990m)

Offering uPVC double glazed window and entrance door to the rear elevation, the kitchen offers a good complement of fitted wall and base units with complementary work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Plumbing for washing machine. Electric heater. Space to accommodate a table and chairs.

First Floor Landing

Loft access to the ceiling.

Bathroom

5' 11" x 6' 1" (1.791m x 1.857m)

White suite comprising pedestal wash hand basin, close coupled w.c and a panelled bath with screen and electric shower over. Tiling to the walls. Electric towel radiator. uPVC double glazed window to the rear elevation.

Bedroom One

11' 8" x 13' 4" (3.565m x 4.071m)

uPVC double glazed window to the front elevation. Electric heater.

Walk in wardrobe

5' 10" x 2' 8" (1.771m x 0.819m)

Creating a useful storage space.

Bedroom Two

8' 9" x 9' 2" (2.673m x 2.801m)

uPVC double glazed window to the rear elevation. Built in storage cupboard and separate airing cupboard.

Outside

Established front garden with lawn and flower beds facing the green and a parking area. To the rear the garden has been opened to create off road parking and is gravelled for ease of maintenance.

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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
31.7 sq.m. (342 sq.ft.) approx.

1ST FLOOR
31.7 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA: 63.5 sq.m. (683 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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