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



Newbury Avenue

Great Coates
DN37 9NQ

Offers in the Region Of
£179,950

Crofts estate agents are delighted to offer for sale this extended and modern mid terrace property which is located within the village of Great Coates. Ideal for a variety of buyers, this is a one of a kind property and the only way it can be fully appreciated is by internal viewing. The cherry on the cake is the annexe to the rear of the property currently set up and used as a bedroom but could easily be a family entertaining area, home bar or even a place to work from home, with the parking being accessed through the rear door. Internal viewing will reveal the lounge-diner, kitchen, two double bedrooms with fitted wardrobes and the superb bathroom with a four piece suite. With garden spaces to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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Porch

Entering the property reveals the lounge-diner.

Lounge/Diner

24' 11" x 13' 3" (7.59m x 4.04m)

The lounge-diner has a window to the front elevation, a radiator and Maple flooring. There is also an inset gas fire and a built in cupboard.

Kitchen/Diner

15' 1" x 12' 8" (4.60m x 3.85m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled floor. There is also a superb fitted kitchen with a large island doubling up as a breakfast bar. There is also a sink, integral dish washer, fridge, freezer and range oven.

First Floor Landing

With Maple flooring and a built in cupboard with plumbing for a washing machine.

Bedroom One

11' 6" x 11' 4" (3.51m x 3.45m)

Bedroom one has a window to the front elevation, a radiator and Maple flooring. There is also a wall of fitted wardrobes.

Bedroom Two

12' 7" x 7' 6" (3.83m x 2.28m)

Bedroom two has a window to the rear elevation, a radiator and Maple flooring. There is also a wall of fitted wardrobes.

Bathroom

10' 11" x 8' 1" (3.34m x 2.47m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and micro cement flooring. There is also a superb suite with a WC, basin, free standing bath and a shower enclosure with a mains shower.

Annexe

15' 4" x 10' 4" (4.68m x 3.16m)

With bi-folding doors for access this room could be used as a bedroom, family room, home bar or even somewhere to work from home. With a door to the rear leading out to off road parking and there is also a built in cupboard.

Shower room in Annexe

8' 11" x 3' 3" (2.71m x 0.99m)

With fully tiled walls, a WC, basin and an electric shower.

Outside

With a small low maintenance frontage. The rear garden is low maintenance and an ideal space to entertain with family and

friends. With fitted seating, a built in fire and garden kitchen area with plumbing installed.

Tenure

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

Services

All mains services 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

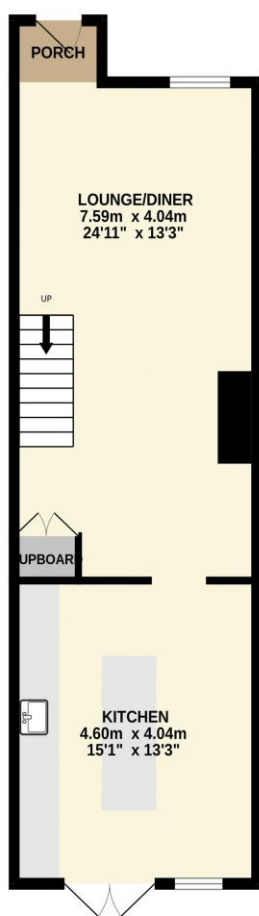
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
69.3 sq.m. (746 sq.ft.) approx.

1ST FLOOR
39.3 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA: 108.6 sq.m. (1169 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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