

Lutterworth Road, , Pailton CV23 0QE
£230,000

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LETTINGS AND SALES

Nestled in the charming village of Pailton, this delightful two-bedroom mid-terrace house built in 2001, offers a cosy retreat with modern amenities to include gas central heating and double glazing. The fitted kitchen has built-in oven, hob and integrated fridge/freezer, there is a ground floor w.c. and pleasant lounge with door leading straight into the rear garden. To the first floor are two bedrooms both having built-in wardrobes and bathroom with thermostatically controlled shower over the bath. There is a garden to the rear with decked terrace and garden shed with communal parking beyond.

Entrance Hall

11'6" x 3'6" (3.53m x 1.09m)

Hardwood front entrance door, central heating radiator, Danfoss thermostat control, consumer unit and laminate flooring.

Kitchen

8'4" x 7'6" (2.55m x 2.31m)

Double glazed window, range of matching wall and base units with single drainer stainless steel sink unit, built-in electric oven and gas hob with extractor, integrated fridge/freezer, Worcester boiler, tiled splashbacks and tiled floor.

W.C.

Wall mounted wash hand basin with splashback tiles, low flush w.c., radiator and laminate flooring.

Lounge

15'0" x 11'5" (4.58m x 3.50m)

Double glazed window and door to rear garden, two radiators, Adam style fire surround with hearth, stairs rising to first floor and laminate flooring.

Landing

5'0" x 6'0" (1.53m x 1.84m)

Loft hatch, carpeted and storage cupboard with radiator and shelving.

Bedroom One

11'10" x 9'3" (3.62m x 2.83m)

Double glazed window, radiator, two double built-in wardrobes and carpeted.

Bedroom Two

10'5" x 6'7" (3.19m x 2.03m)

Double glazed window, radiator, single built-in wardrobe and carpeted.

Bathroom

7'8" max x 4'8" max (2.34m max x 1.43m max)

Double glazed window, panelled bath with thermostatically controlled shower over, wall mounted wash hand basin, low flush w.c., electric light with shaving point, radiator and vinyl floor.

Garden

Decked terrace, paved and slabbed with garden shed and steps leading to communal parking area.

Tenure- Freehold

The agent has been informed that the property is offered Freehold however any interested party should obtain confirmation of this via their solicitor or legal representative.

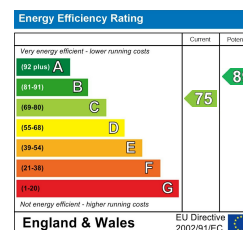
Viewings

Strictly via the agent Archer Bassett.



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