

17 BOUNDARY WAY RICHMOND



Set in good-size gardens within this attractive private residential area a spacious semi-detached bungalow with generous two-bedroom accommodation, large living room and garage, requiring general upgrading and sensibly priced for viewing. No onward chain.

HALL – LIVING ROOM – KITCHEN – INNER HALL – CONSERVATORY – 2 BEDROOMS – BATHROOM/WC – GARAGE - GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

Price: £190,000

17 Boundary Way, Richmond, DL10 5QF

The property extends to.....

HALL:

With panelled entrance door, **cloaks cupboard** and radiator.

LIVING ROOM:

(11'11" x 16'3") A comfortable living room enjoying good natural light with bay window to the front, radiator and feature fireplace with electric fire.

KITCHEN:

(7'4" x 11') Fitted with range of units with worksurfaces, sink unit, tiled surrounds, built-in oven and hob, plumbing points, power points, central heating boiler and glazed door to the side.

INNER HALL:

With airing cupboard.

BATHROOM/WC:

(6'6" x 6'5") Having panelled bath with shower above, wash-hand basin, WC, tiled surrounds and radiator.

BEDROOM 1:

(9'1" x 13'1" min.) Having range of built-in wardrobes with overhead cupboards, radiator and opening to the conservatory.

BEDROOM 2:

(12'2" x 8'5") With open views to the rear and radiator.

CONSERVATORY:

(10'4" x 10'8") A double-glazed conservatory opening to the rear gardens.

GARAGE:

A good-size detached single garage with light and power.

GARDENS:

Astro-turfed gardens stretch to the front of the property with neat block-set central planter, well-stocked borders and side pathway to....

Good-size, south-facing gardens to the rear with paved **terrace** and well-stocked shrubbery borders.



Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains gas, electricity, water & drainage
- **Broadband & Mobile:** Standard broadband is available as well as the four major suppliers offering mobile coverage. Please either check the Ofcom website or contact the office for specific details and suppliers available.
- **Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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	
WWW.EPC4U.COM			

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