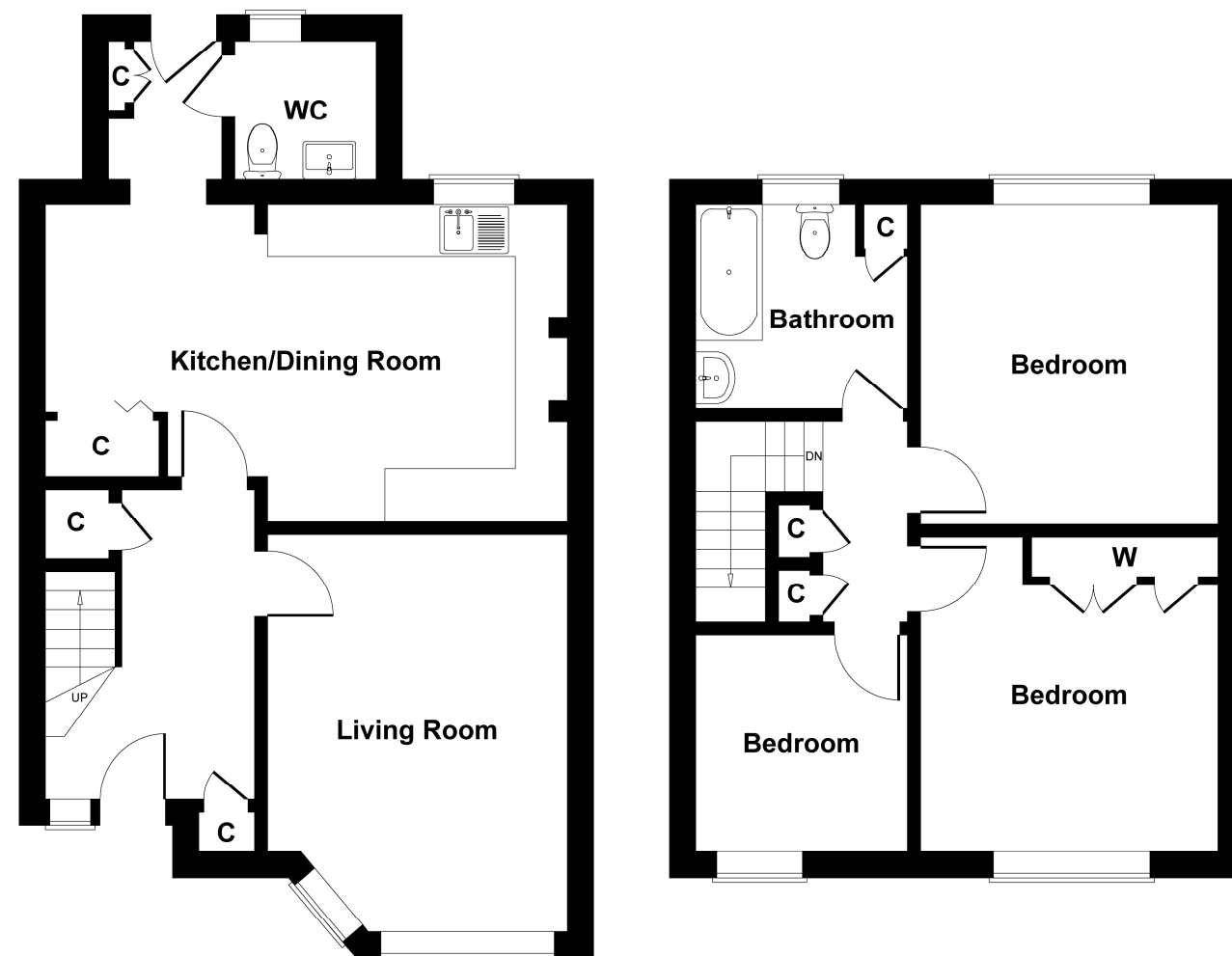


7 Conan Gardens, Richmond



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

7 CONAN GARDENS RICHMOND



A good-size traditional terrace property within this popular residential area within easy walking range of local schools and shop/post office, offering generous three-bedroom family accommodation with extensive enclosed rear gardens and large parking/hardstanding area.

HALL – LIVING ROOM – DINING KITCHEN - SHOWER ROOM/WC – 3 BEDROOMS – BATHROOM/WC – GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

Price: £200,000

7 Conan Gardens, Richmond, DL10 4PH

The property extends to.....



HALL:

A good-size open hallway with staircase to the first floor, understairs cupboard and cloaks cupboard.

LIVING ROOM:

(11'4" x 15'3" max.) Enjoying good natural light with windows to the front and original wood-block flooring.



DINING KITCHEN:

(19'8" max. x 12') A substantial kitchen with **dining area**, having full range of units in beech finish, worksurfaces, sink unit, built-in oven and hob, plumbing points, power points and opening to the rear hall.



SHOWER ROOM/WC:

(5'10" x 5'3") Fully tiled with "wet-room" shower area, WC and wash-hand basin.

REAR HALL:

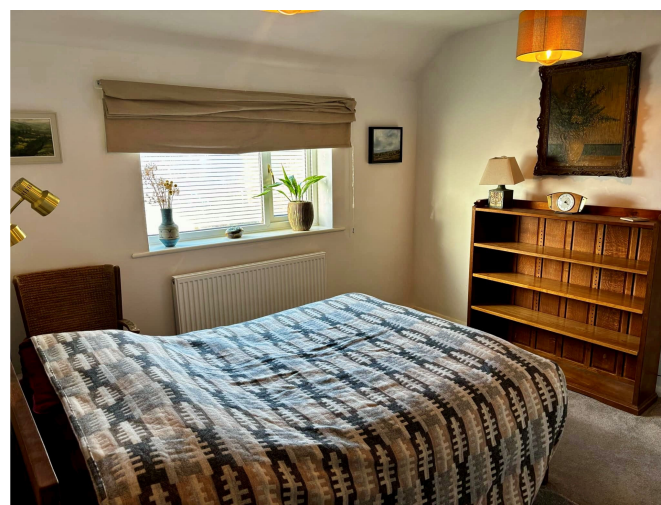
With built-in cupboards and glazed door to the gardens.

LANDING:

To the main bedrooms.

BEDROOM 1:

(11'3" x 11'10") With window to the front and built-in wardrobe.



BEDROOM 2:

(11'2" x 11'1") Overlooking the rear gardens and again with built-in wardrobes.



BEDROOM 3:

(8'1" x 8'4") A good-size single bedroom again with window to the front.



BATHROOM/WC:

(7'8" x 8') Having panelled bath with shower above, wash-hand basin, WC, fully tiled surrounds and linen cupboard.



GARDENS:

Extensive block-paved driveway and parking area to the front.

Good-size lawned gardens stretch to the rear of the property with garden shed and gate to side footpath.

Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains gas, electricity, water and drainage.
- **Broadband & Mobile:** Please check the Ofcom website for suppliers available.
- **Council Tax Band:** B
- **EPC Rating:** C
- **Heating:** Gas fired central heating.
- **Note:** The property has been recently re-roofed and refurbished.