

23 Mill Leat | Baltonsborough | BA6 8HX

FREEHOLD

£285,000

PROPERTY SUMMARY



This spacious semi detached house set on the edge of the favoured village of Baltonsborough has come to the market. Comprises an entrance hall, living room, kitchen/diner, master bedroom with en suite, a further two bedrooms and a family bathroom. On the second floor is two attic rooms. The property benefits from off road parking, an enclosed rear garden and a garage. An internal viewing is strongly recommended.



Entrance Hall

Stairs to first floor. Storage cupboard. Radiator. Engineered wooden flooring. Doors leading kitchen/diner and living room.

Living Room

15'0 x 10'2 (4.57m x 3.10m)

Feature fireplace. Two radiators. Engineered wooden flooring. Three UPVC double glazed windows to front.

Kitchen/Diner

15'0 x 10'2 (4.57m x 3.10m)

A range of wall, drawer and base units with work surface over. Belling double electric oven with five ring gas hob including large wok ring. Cooker hood over. Stainless steel sink with drainer and mixer tap over. Space for upright fridge/freezer. Integrated washing machine. Spot lights. Dining area. UPVC double glazed window to rear. UPVC double glazed French doors leading to rear garden.

Landing

Doors leading to bedrooms one, two, three and family bathroom.

Bedroom One

11'6 x 12'6 (3.51m x 3.81m)

Radiator. UPVC double glazed window to rear. Built in wardrobe. Door leading to ensuite.

En Suite

Low level WC, wash hand basin and walk in shower. Heated towel rail. UPVC double glazed obscure window.

Bedroom Two

9'4 x 12'6 (2.84m x 3.81m)

Radiator. Built in wardrobe. UPVC double glazed to rear.

Three Bedroom Semi Detached House
Living Room
Kitchen/Diner
Master Bedroom With EnSuite
Two Further Bedrooms
Bathroom
Two Attic Rooms
Garage
Enclosed Rear Garden
Village Location



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PROPERTY**

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Bedroom Three

7'3 x 8'2 (2.21m x 2.49m)

Radiator. UPVC double glazed window. Door leading to stairs to second floor.

Bathroom

Low level WC, pedestal wash hand basin, roll top bath and walk in shower. Heated towel rail. UPVC double glazed obscure window to rear.

Attic Room One

10'0 x 8'4 (3.05m x 2.54m)

Eaves storage. Radiator. Velux window. Door through to attic room two.

Attic Room Two

9'6 x 8'4 (2.90m x 2.54m)

Eaves storage. Built in cupboard. Radiator. Velux window.

Rear Garden

Laid to lawn enclosed with wooden fencing. Decking area, perfect for entertaining.

Garage

8'0 x 16'0 (2.44m x 4.88m)

Up and over door. Power and light.

Front Of Property

To the left of the house is wooden gates leading to an off road parking space and a garage.

Disclaimer

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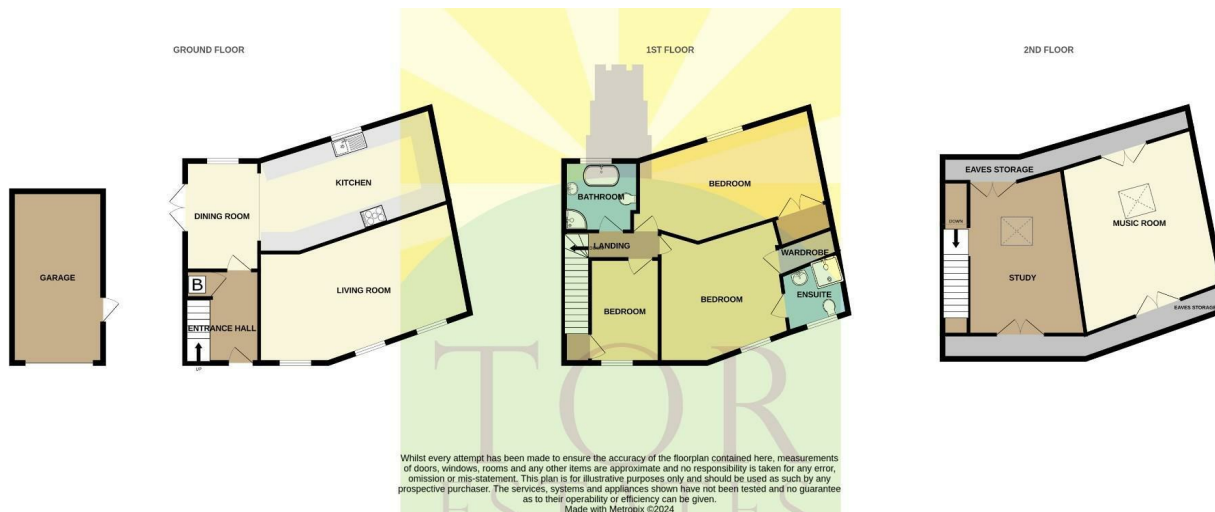
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



