



-  Semi Detached House
-  'Front Doors Together' Style
-  Two Double Bedrooms

-  Good Size Rear Garden
-  Parking
-  Inspection Recommended

Price: £137,500 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this two bedroom semi detached house of the 'front door together' style which must be viewed to be fully appreciated.

Installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises: Living Room, Kitchen and Dining Area, and Bathroom to the ground floor with two double Bedrooms to the first floor.

Outside, the front is paved to provide off road parking whilst there is a good size rear garden, planned with shaped borders, patio areas and synthetic grass.

Butts Lane is a turning off Norwood Road, well placed for local shops, schools and amenities.



Ground Floor:

Living Room - 3.97m x 3.54m (13'0" x 11'7")

Kitchen - 3.92m x 3.54m (12'10" x 11'7") overall

Dining Area - 3.54m x 2.02m (11'7" x 6'7")

Bathroom - 2.12m x 1.57m (6'11" x 5'1")

First Floor:

Bedroom 1 - 3.54m x 3.32m (11'7" x 10'10")

Bedroom 2 - 2.58m x 2.54m (8'5" x 8'4")

Outside

Outside, the front is paved to provide off road parking whilst there is a good size rear garden, planned with shaped borders, patio areas and synthetic grass.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A.

Tenure

Freehold

NB

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.1 sq. feet)



Total area: approx. 52.9 sq. metres (569.4 sq. feet)

AWAITING EPC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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