



Carolina Road

£700,000

A great opportunity to purchase this substantial five bedroom, two bathroom 1930's family home situated in the ever popular American Estate. The ground floor has a spacious entrance hall, two receptions and a large open plan kitchen/diner plus a downstairs shower/cloakroom. To the first floor are three bedrooms and a family bathroom and the top floor has two further double bedrooms with ample storage areas. There is also a huge rear garden and off st parking for three cars plus an EV charging point, internal inspection is a must.

Carolina Road

Entrance



Kitchen/diner 26'2" x 19'0" (8 x 5.8)



Lounge 14'9" x 13'1" (4.5 x 4)



Kitchen diner



Reception 2 13'1" x 11'9" (4 x 3.6)



Utility room



Carolina Road

Bedroom 1 14'9" x 11'5" (4.5 x 3.5)



Bathroom 7'6" x 7'6" (2.3 x 2.3)



Bedroom 2 13'1" x 11'5" (4 x 3.5)



Bedroom 4 17'8" x 10'5" (5.4 x 3.2)



Bedroom 3 7'10" x 7'6" (2.4 x 2.3)



Bedroom 5 16'0" x 10'2" (4.9 x 3.1)



Carolina Road

Garden view from first floor



Rear elevation



Garden 90'2" x 28'2" (27.5 x 8.6)

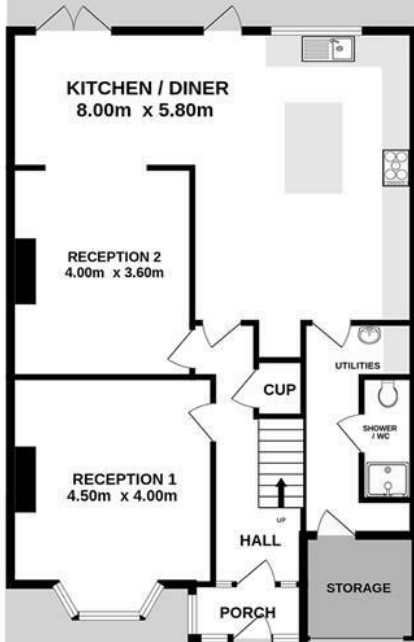


Buyers Guide

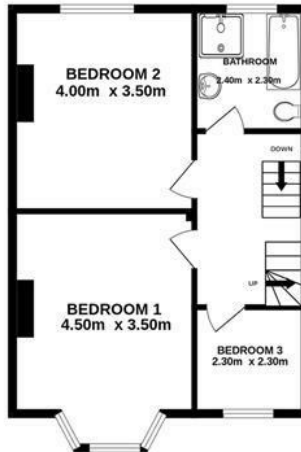


GARDEN
(approx)
27.5m 8.6m

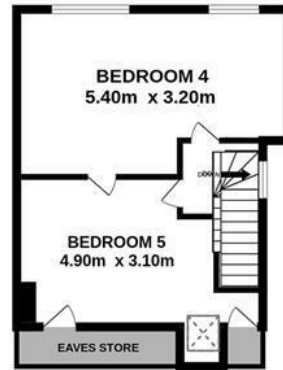
GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

