



Cauldwell Villa

Ellington

- Detached Bungalow
- Two Bedrooms
- Lawned Rear Garden
- Parking For Two Cars
- Popular Location

£ 210,000



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PROPERTY DESCRIPTION

ENTRANCE PORCH

UPVC double glazed entrance door, double glazed windows to front and side.

LOUNGE/DINING AREA 12'6 (3.81) x 24'0 (7.32) into bay

Double glazed window to front and side, 2 double radiators, television point, spotlights.

KITCHEN 8'9 (2.67) x 11'11 (3.63)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, vinyl flooring, coving to ceiling.

BEDROOM ONE 9'1 (2.77) x 14'1 (4.29) into bay

Double glazed bay window to front, double radiator.

BEDROOM TWO 9'1 (2.77) x 11'5 (3.48)

Double glazed window to rear.

BATHROOM

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, double radiator, part tiling to walls, laminate flooring.

FRONT GARDEN

Low maintenance garden, driveway for 2 cars.

REAR GARDEN

Laid mainly to lawn, patio area, bushes and shrubs, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Score	Energy rating	Current	Potential
92+	A		
81-91	B		96 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

EPC RATING: C

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