



Cauldwell Villa

Ellington

An immaculate, detached bungalow which has been recently refurbished to an extremely high standard. This property offers three generous bedrooms, a newly fitted kitchen, and a recently renovated bathroom. It also features a comfortable lounge that is perfect for relaxing. New carpets and internal doors throughout give the home a modern feel. We invite you to come and see the exceptional condition and quality finish of this property for yourself.

Offers Over **£240,000**

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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 15'4 (4.67) into bay

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

KITCHEN 8'8 (2.64) x 11'11 (3.63) newly refurbished

Double glazed window to rear, feature 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, spotlights.

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 11'7 (3.53)

Double glazed window to rear, single radiator, access to roof.

BEDROOM THREE 11'6 (3.51) x 8'10 (2.69)

Double glazed window to side, single radiator, spotlights.



BATHROOM newly refurbished

3 piece suite comprising: mains shower over panelled bath, wash hand basin set in vanity unit, low level WC, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring.

FRONT GARDEN

Low maintenance garden, driveway for 2 cars, we have been advise the property is to be completed with new block paving- photographs to follow.

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

COUNCIL TAX BAND: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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