

3 Elm Close



4 Andrews Buildings
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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Ground Floor



3 Elm Close

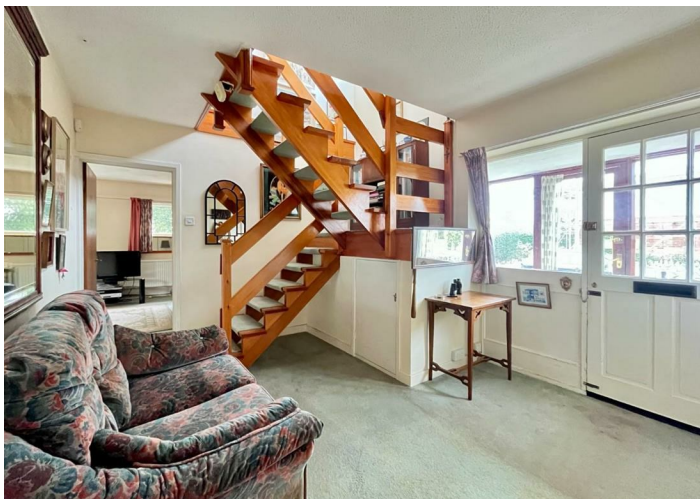
Sully CF64 5TB

A spacious four double bedroom detached house with garage situated in a quiet cul-de-sac. The property offers great potential for those looking to renovate and improve. Comprises porch, spacious hallway, wc, large lounge, dining room, kitchen, boiler cupboard, utility room, landing, four double bedrooms (three with built-in wardrobes) and large bathroom. Driveway to detached garage, gardens to front, side and rear. Gas central heating, partial uPVC double glazing. Freehold.

£375,000

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	

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Porch
Glazed timber porch to three sides, front door to hallway.

Hallway
12'1" x 10'9" (3.69m x 3.30m)
A light and bright hallway. Open tread staircase to first floor, radiator, carpet.

W.C.
Wash hand basin, wc, carpet, radiator. uPVC double glazed window.

Lounge
21'2" x 13'0" (6.46m x 3.97m)
A large room. Two uPVC double glazed windows to side. Carpet, two radiators, sliding doors leading through to dining room.



Dining Room
12'1" x 10'6" (3.69m x 3.21m)
A spacious room which could be knocked into the kitchen to create a much larger kitchen/family room. uPVC double glazed window to rear. Carpet, radiator.

Kitchen
13'7" x 9'10" (4.15m x 3.01m)
A good size kitchen. Pine base units, stainless steel sink and drainer, space for fridge and freezer, access to boiler cupboard with Baxi combination boiler (approximately 10 years old), carpet. uPVC double glazed window and door to side.

Utility Room
7'1" x 5'11" (2.17m x 1.82m)
Compact but handy utility room. uPVC double glazed window. Cloaks area, plumbing for washing machine and dishwasher, vinyl flooring.



First Floor Landing
A spacious bright landing with uPVC double glazed window to stairwell. Timber balustrade, carpet, loft access, airing cupboard with shelving.

Bedroom 1
12'11" x 9'10" (3.95m x 3.01m)
A large double bedroom. Casement window to side. Carpet, radiator, built-in wardrobe.

Bedroom 2
12'11" x 8'6" (3.95m x 2.61m)
A good size double bedroom. Casement window to side. Carpet, radiator, built-in wardrobe.



Bedroom 3
16'2" x 8'9" (4.93m x 2.69m)
A large double room. Casement window to front. Carpet, radiator.

Bedroom 4
11'10" x 10'1" (3.63m x 3.09m)
Casement window to rear. Carpet, radiator, built-in wardrobe.



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Bathroom
8'7" x 7'5" (2.62m x 2.27m)
A spacious family bathroom in need of refurbishment. Partly the original suite in pink comprising panelled bath, white wash hand basin, wc, shower enclosure with electric shower. Carpet, radiator. uPVC double glazed window.

Front, Side and Rear Gardens
The gardens wrap around the property. Private rear garden, pretty lawn, front garden with mature planting, driveway with off road parking leading to detached single garage.

Garage
16'0" x 9'3" (4.89m x 2.83m)
Detached single garage, up and over door to front, pedestrian access from the rear garden.



Council Tax
Band F £2,637.48 p.a. (23/24)

Post Code
CF64 5TB

