



1 Lennox Avenue, Richmond, DL10 5AF

£775





# 1 Lennox Avenue, Richmond, DL10 5AF

**\*\* VIEWING SESSION FULL \*\*** A THREE BED SEMI-DETACHED property - offered with immediate occupancy within this popular residential area of Richmond. The property offers comfortable accommodation, including of street parking and garage.

## **ENTRANCE RECEPTION**

UPVC door leading into a spacious entrance reception with staircase to first floor. Useful understairs storage with shelves. Double radiator, ceiling coving, telephone point and doors to; lounge, dining room and kitchen.

## **LOUNGE 3.955 into alcove x 3.938 into bay (12'11" into alcove x 12'11" into bay)**

Walk in UPVC bay window to front. Feature wood fireplace surround with insert log effect coal fire. TV and telephone points, double radiator and picture rail.

## **DINING ROOM 3.415 x 3.956 into alcove (11'2" x 12'11" into alcove)**

UPVC window to rear. Double radiator, picture rail, period style alcove cupboard with shelving. Useful built in cover over the former fireplace.

## **KITCHEN 2.390 x 3.073 (7'10" x 10'0")**

Single drainer fed by mixer tap, fitted with a range of base, drawer and wall units with worktop surfaces, tiling to upstairs and splash areas, four ring electric hob with below oven and above extractor hood. Void for fridge and washing machine. Double radiator, UPVC window to rear and UPVC door to side.

## **FIRST FLOOR LANDING**

UPVC window to side, ceiling coving, loft hatch and doors to; bathroom/w.c and bedrooms.

## **BEDROOM 1 3.432 x 3.954 (11'3" x 12'11")**

UPVC window to rear, single radiator, built in alcove cupboards with rail. Recessed area ideal for a wardrobe.

## **BEDROOM 2 3.947 into alcove x 3.269 (12'11" into alcove x 10'8")**

UPVC window to front and central heating radiator.

## **BEDROOM 3 2.429 x 1.957 (7'11" x 6'5")**

UPVC window to front, single radiator and picture rail.

## **BATHROOM/W.C**

Low level w.c, hand basin with mixer tap and below vanity cupboard. Panelled bath with glass screen and wall mounted shower bar with twin shower heads. Extractor fan, down lighting, black ladder towel rail, UPVC window to rear and side.

## **EXTERNALLY**

To the front is a wrought iron gate with hard standing driveway leading to the garage. Barked bed to the front with flower and shrubs. Power points to the side.

The rear garden is laid to lawn with bark beds, flower and shrub borders.

## **GARAGE**

Single garage with up and over door and power.

The landlord is currently in the process of installing plumbing in the garage for a washing machine/tumbler.



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### Energy Efficiency Rating

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

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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