



73 ROWAN AVENUE

GUIDE PRICE £310,000 TO £320,000 FREEHOLD

Accommodation: Semi Detached House, Three Bedrooms, Lounge/Diner, Kitchen, Conservatory, Shower Room, Cloakroom, Double Glazed Windows, Gas Central Heating, Rear Garden, Garage.

Nestled within a residential area of bungalows and similar houses on the Willingdon Borders this family size home benefits from a luxury kitchen which includes various integrated appliances and modern features throughout the house. The third bedroom is currently being used as an additional bathroom with a free-standing double ended bath which could easily be repurposed as a bedroom if required. In addition to a generously proportioned through Lounge/Diner is a conservatory opening onto the rear garden with access to the garage. A viewing is essential so call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

UPVC side door with double glazed panel to:

GROUND FLOOR

Hallway

Stairs to first floor with storage under, radiator, recessed spot lighting, phone point:

Cloakroom

Double glazed window to front, tiled flooring, low level WC, wall mounted wash hand basin, heated towel rail, part tiling to walls, recessed spot lighting:

Through Lounge/Diner

Lounge Area

4.63m (15'2") x 3.29m (10'9")

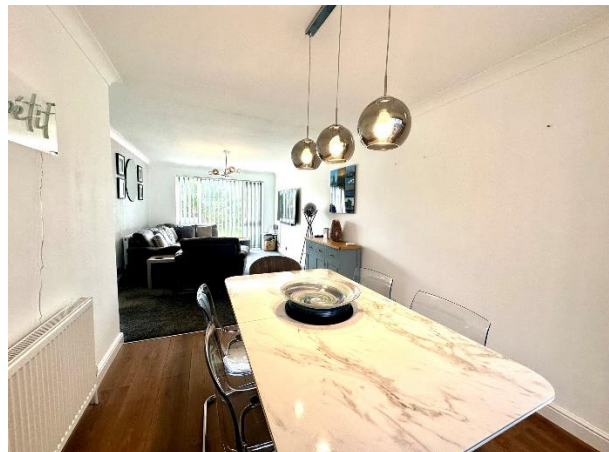
Double glazed full height window to front, radiator:



Dining Area

3.06m (10'0") x 2.73m (8'11")

Double glazed patio doors to conservatory, laminate flooring, radiator:



Conservatory

2.90m (9'6") x 2.63m (8'7")

French doors opening onto rear garden, double glazed windows to rear & sides, transparent roof, power points:



Kitchen

2.91m (9'6") x 2.38m (7'9")

Fitted with a range of base and eye level units with luxury laminate workspace over, plinth LED lighting, plinth heater and built in plinth vacuum, fitted Samsung electric oven, inset gas hob & extractor fan above, single bowl inset sink, UPVC double glazed window to rear, integrated hoover washing machine, integrated dishwasher, fitted Bosch microwave, built in larder cupboard, UPVC part double glazed door to side, recessed spot lighting, tiled flooring:



FIRST FLOOR

First Floor Landing

Loft access with drop down ladder, Built in cupboard, double glazed window to side, glass balustrade, recessed spot lighting:



Bedroom 1

4.17m (13'8") max x 3.17m (10'4") max

Double glazed window to rear, radiator, mostly coved ceiling:



Bedroom 2

3.42m (11'2") x 2.86m (9'4") plus door recess

Double glazed window to front, radiator, mostly coved ceiling:



Bedroom 3 *(Currently used as second bathroom)*

2.27m (7'5") x 2.24m (7'4")

Double glazed window to front, free standing double ended bath with over bath shower, radiator:



Shower Room

Comprising double shower cubicle with wall mounted electric shower, vanity unit with inset wash hand basin, low-level concealed cistern WC, double glazed window to rear, heated towel rail, partly tiled walls, tiled flooring, recessed spot lighting, extractor fan:



Outside

Front Garden

Access via walkway, lawn & shrubs, side access:

Rear Garden

13.18m (43'2") reducing to 8.0m (26'3") x 4.18m (13'8") reducing to 6.70m (21'11")

Fencing to sides & rear, decked & canopied area, artificial grass, patio, flower beds, side & rear gated access, outside tap:

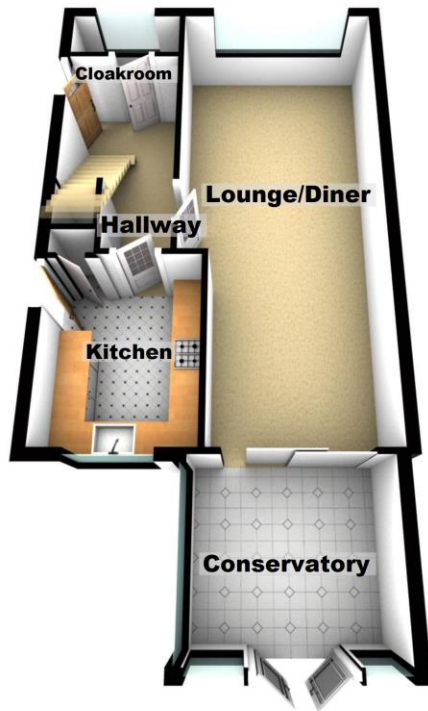
Garage

5.22m (17'1") x 2.40m (7'10")

Up & Over door, power points & lighting, door to rear garden:



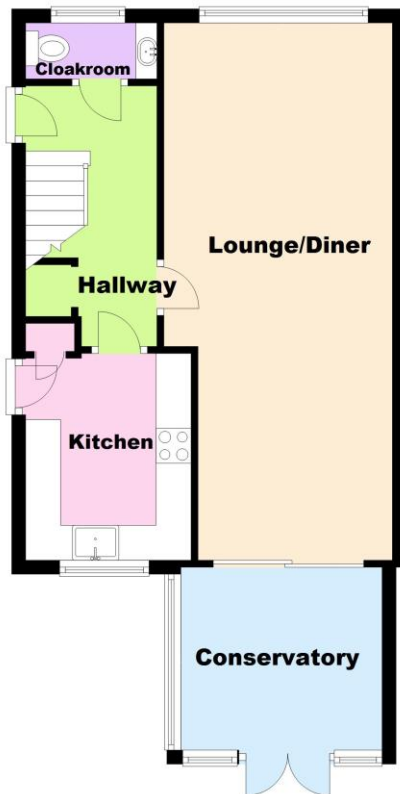
Ground Floor



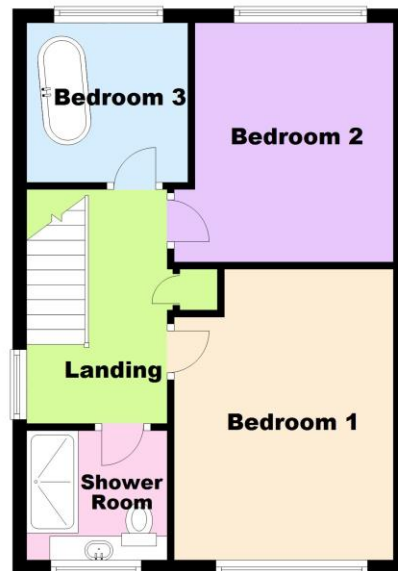
First Floor



Ground Floor



First Floor



AWAITING EPC

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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