

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers Est 1924



21 SARGESON ROAD, ARMTHORPE, DN3 2FG

• A 3 bedroom Terraced House • Gas Central Heating • PVCu Double Glazing • Ground floor Cloakroom (w.c.) • Family Bathroom • Car parking space • Rear enclosed Garden • Convenient for local amenities and motorway access •



Guide Price - £149,995



ACCOMMODATION

All measurements are approx. only

Ground floor

ENTRANCE LOBBY with 1 radiator.

CLOAKROOM with wash basin, w.c., and radiator.

LOUNGE (about 4.81m x 4.57m max – 2.34m min) having 1 radiator and PVCu double glazed window. Fireplace feature.

KITCHEN AND DINING AREA (about 4.57m x 2.54m) having range of base cupboard and drawer units, wall mounted cupboards, work surfaces and stainless steel single drainer sink unit. Built-in 4 ring hob, oven and extractor hood. 1 double radiator, French doors to rear garden and understairs cloaks cupboard.

First floor

LANDING

FRONT DOUBLE BEDROOM (about 4.07m x 2.59m) with 1 radiator and PVCu double glazed window.

REAR DOUBLE BEDROOM (about 3.31m x 2.58m) having 1 radiator and PVCu double glazed window.

FRONT BEDROOM (about 2.14m min x 1.91m) having 1 radiator and PVCu double glazed window. Airing cupboard.

BATHROOM having panelled bath with shower fittings, vanity wash basin and w.c. 1 radiator.

OUTSIDE

Tarmacadam parking to the front elevation.

Rear enclosed garden.

SERVICES

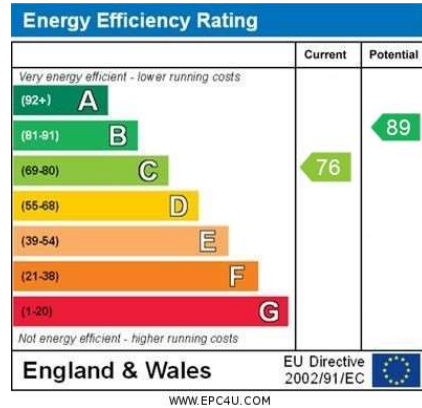
Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

VIEWING

Strictly by appointment through Grice and Hunter – 01302 360141.

TENURE

We are informed by the vendor that the property is freehold.



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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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