



## Asking Price £270,000

Introducing a remarkable opportunity to acquire this spacious four-bedroom end terrace family home, ideally situated on the desirable Belair Road. Boasting immense potential for modernisation, this residence is poised in a sought-after location, offering convenient access to local schools, amenities, and public transportation links. Upon entry, you're greeted by a generously sized entrance hall, leading to a generous lounge, perfect for relaxing evenings with loved ones. The ground floor also features a dining room, ideal for family meals and gatherings, and a functional kitchen with an adjoining utility room, providing additional storage and workspace. The utility room offers internal access to the garage, adding to the home's convenience. Ascending to the first floor, you'll discover four well-proportioned bedrooms and a family bathroom, ensuring comfortable accommodation for the entire family. This property is presented to the market with the added benefit of no onward chain, offering a smooth and expedited purchasing process. Additional features include gas central heating, double glazing and has recently been rendered externally and decorated. Externally, the residence boasts a good-sized rear garden and a garage, both highly desirable in this location, providing an idyllic setting for outdoor relaxation and entertaining. In summary, this property presents an exceptional opportunity to create your dream family home in a desirable location, blending convenience, potential, and comfort seamlessly. Don't miss the chance to make this your own. Schedule a viewing today!

## Belair Road, Peverell, PL2 3QH

### Entrance vestibule

Semi glazed door to the entrance hall.

### Entrance hall

Stairs rise to the first floor with understairs storage cupboard.

### Lounge 6.75m (22'2") x 3.75m (12'4")

Feature stone fireplace. Double glazed bay window to the front aspect. Double doors to the dining room.

### Dining room 3.79m (12'5") x 3.27m (10'9")

Double glazed window to the rear aspect. Double radiator. Door to the kitchen.

### Kitchen 4.57m (15'0") x 3.62m (11'11")

Base and eye level storage cupboards with roll edge worktops. Inset sink and single drainer with mixer taps. Tiled splashbacks. Breakfast bar. Double glazed windows to the rear and side aspects. Single radiator. Gas cooker point. Plumbing for dishwasher.

### Utility room 3.78m (12'5") x 3.21m (10'6") Max

An unusual shaped room. Base and eye level storage cupboards with roll edge worktops. Stainless Steel sink and single drainer. Single radiator. Double glazed window and door to the side.

### Cloakroom WC

Low flush WC.

### First floor landing

Access to the loft space. Double glazed window to the side aspect. Double radiator. Fitted storage cupboard.

### Bedroom one 5.24m (17'2") x 3.39m (11'1")

Single radiator. Double glazed window to the front aspect.

### Bedroom two 4.95m (16'3") x 3.4m (11'2") Max

Double glazed window to the rear aspect. Double radiator.

### Bedroom three 3.81m (12'6") x 2.53m (8'4")

Single radiator. Double glazed window to the front aspect.

### Bedroom four 3.08m (10'1") x 2.84m (9'4")

An unusual shaped room. Double glazed window to the rear aspect. Single radiator.

### Bathroom 2.52m (8'3") x 1.88m (6'2")

Suite in white comprising: bath with separate shower unit over, pedestal wash hand basin and low flush WC. Tiled splashbacks. Obscure double glazed window. Double radiator.

### Rear garden

At the rear is an enclosed garden laid to lawn. Gate gives access to the rear.

### Garage 5.35m (17'7") x 2.55m (8'4")

Widens to 5.19m

### Council tax band

C

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

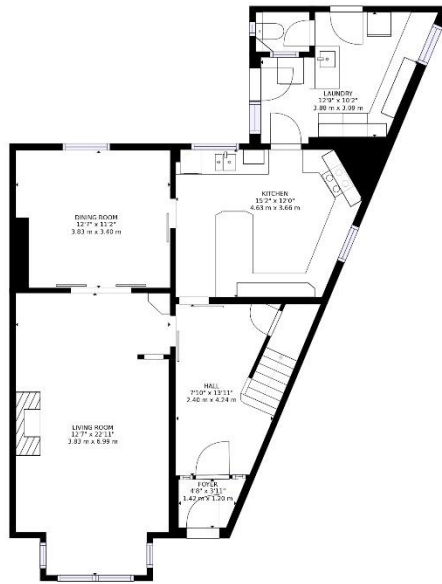




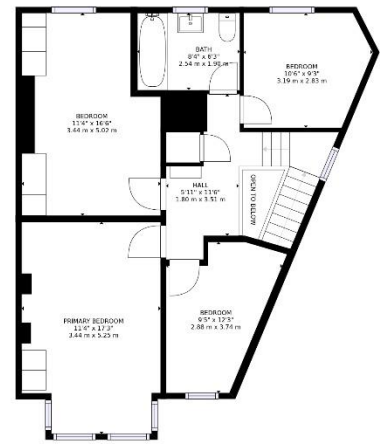


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(91-100) <b>A</b>	
(81-90) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(49-54) <b>E</b>	
(41-48) <b>F</b>	
(35-39) <b>G</b>	
Not energy efficient - higher running costs	
	<b>84</b>
	<b>61</b>

England & Wales EU Directive 2002/91/EC



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 894 sq. ft. 83 m<sup>2</sup>; FLOOR 2: 732 sq. ft. 68 m<sup>2</sup>  
 TOTAL: 1626 sq. ft. 151 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

**Matterport**

