



Asking Price £210,000

Nestled in the popular location of Rigdale Close, Eggbuckland, this delightful two double bedroom end terrace home is a hidden gem waiting to be discovered. Boasting a larger than average plot, the property features a spacious side garden with ample potential for further extension, subject to local planning conditions. Upon entering, you are greeted by a welcoming entrance porch leading into a cozy lounge, perfect for relaxation and entertainment. The ground floor also hosts a newly fitted kitchen, designed with modern conveniences and style in mind, alongside a bright and airy conservatory that offers additional living space and a seamless connection to the outdoors. Ascend to the first floor to find two double bedrooms, each providing a comfortable retreat. The contemporary bathroom is well-appointed, featuring modern fixtures and fittings to cater to all your needs. With its combination of popular location, substantial plot size, and potential for further development, this end terrace home in Rigdale Close offers an exceptional opportunity for discerning buyers.

Rigdale Close, Egguckland, PL6 5PR

Accommodation Comprises

ENTRANCE PORCH

UPVC double glazed door to the front, UPVC double glazed window to the side, radiator, door to:

LOUNGE

5.23m (17'2") Into Recess x 3.88m (12'9")
UPVC double glazed window to the front, radiator, storage cupboard, stairs rising to the first floor landing, door to:

KITCHEN

3.88m (12'9") x 2.71m (8'11")
Fitted with a matching range of wall and base units with worktop space over, ceramic single drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, built in electric double oven, built in five ring gas hob with extractor above, door to:

CONSERVATORY

3.39m (11'1") x 2.6m (8'6")
UPVC double glazed windows to the side and doors opening onto the rear garden.

FIRST FLOOR

BEDROOM ONE

3.88m (12'9") x 2.78m (9'1")
UPVC double glazed windows to the rear, built in over stairs storage cupboard, radiator.

BEDROOM TWO

3.88m (12'9") x 2.45m (8'0")
UPVC double glazed windows to the front, radiator.

BATHROOM

Fitted with a three piece suite comprising: Panelled bath with shower above, pedestal wash hand basin, low level wc and heated towel rail.

OUTSIDE

FRONT

At the front of the property there lies an enclosed garden with steps leading to the front entrance.

REAR

At the rear of the property there is an enclosed garden with a timber decked sun terrace with a gate providing access to the garage in a block. A path takes you to the side of the property where there lies a very generous plot for further landscaping or potential extension (subject to planning permission).

GARAGE

At the rear of the property off street parking is provided via a single garage with a metal up and over door situated within a nearby block.

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.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



1% FEE

0^{WK} CONTRACT

FULL SERVICE ESTATE AGENTS

NO SALE NO FEE

