



Old Vicarage Gardens Charlton

£180,000

- One bedroom retirement bungalow for over 55's
- Open plan living/dining room with door to the rear garden
- Kitchen with integrated appliances
- Bedroom with a door to the rear garden
- Shower room
- Low maintenance courtyard garden
- No upward chain

**Nigel Poole
& Partners**

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****ONE BEDROOM SEMI-DETACHED BUNGALOW FOR OVER 55'S**** It is situated in a quiet cul-de-sac in the village of Charlton. Entrance porch; living/dining room; kitchen; one double bedroom and a shower room. The rear courtyard garden has a patio and a raised flower bed. Allocated parking space and visitors parking. The property is leasehold and has approximately 95 years left on the lease.

Front

Low maintenance. Storage cupboard. Gated access to the rear of the property.

Entrance Hall

Door to the living/dining room. Wall mounted Rointe electric heater.

Living/Dining Room 23' 10" x 10' 7" (7.26m x 3.22m) max

Double glazed window to the front aspect and a double glazed window and door to the garden. Marble fire surround housing the living flame electric fire. Access to the kitchen. Television aerial point and telephone point. Vinyl flooring. Wall mounted Rointe electric heater.



Kitchen 10' 5" x 6' 5" (3.17m x 1.95m)

Double glazed window to the front aspect. Wall and base units surmounted by work surface. One and a half stainless steel sink and drainer with mixer tap. Integrated eye level oven, microwave, hob and extractor fan. Integrated fridge freezer and washing dryer. Breakfast bar. Vinyl flooring.



Inner Hall

Doors to the bedroom, shower room and airing cupboard housing the hot water tank.

Bedroom 10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed window and door to the rear garden. Fitted wardrobes and dressing table. Wall mounted Rointe heater.



Shower Room 6' 5" x 6' 2" (1.95m x 1.88m)

Obscure double glazed window to the side aspect. Shower cubicle with Bristan electric shower. Vanity wash hand basin and low flush w.c. Aqua splashbacks. Electric ladder rail. Vinyl flooring.



Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3LR

Garden

Courtyard rear garden with a patio seating area and raised flower bed.



Tenure: Leasehold

The following information should be verified by a purchaser's solicitor. It is understood:

There are approximately 95 years left on the lease.

Service charge £52 per month.

Council Tax Band: C





Total area: approx. 47.3 sq. metres (508.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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