

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Leicester Close, Clayton, Newcastle, ST5 3BP

Offers In Excess Of

£265,000

- Professional Refurbishment Just Completed
 - No Chain
 - New Fitted Kitchen + Appliances
 - Combi Boiler & UPVC Double Glazing
- Ready To Move Into
 - Two Bedrooms
 - Refitted Bathroom + Shower
 - Extensive Driveway And Garage

Professional refurbishment just completed!

Not only does this detached bungalow operate a desirable location but it has also been professionally refurbished and modernised to a high standard and is literally ready to move in to.

The kitchen and bathroom have been refitted including a range of integrated appliances in the kitchen, electrical rewiring has taken place and new internal doors have been installed. The bungalow has been replastered, redecorated and has had new flooring throughout.

This is definitely a property that you can purchase with confidence and it offers extensive off road parking space in the resurfaced driveway, a new patio area to the rear and as well as UPVC double glazing there is gas central heating from a combi boiler.

For more information please contact us



PORCH

UPVC double glazed external double doors. Fitted carpet mat. Part glazed door leading into the...

ENTRANCE HALL

Herringbone oak effect flooring. Radiator. Access to the loft via a fold down ladder, which is boarded and has lighting

LOUNGE

16'9 x 12'10 (5.11m x 3.91m)

New fitted carpet. Radiator. Three UPVC double glazed windows to the front and side.

BEDROOM ONE

11'1 x 10'11 (3.38m x 3.33m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'5 x 10'7 to walls, 8'9 to wardrobes (3.18m x 3.23m to walls, 2.67m to wardrobes)

New fitted carpet. Radiator. UPVC double glazed window.

NEWLY REFITTED BATHROOM

6'5 x 5'10 (1.96m x 1.78m)

Panelled walls. Herringbone oak effect flooring. New white suite with wash basin and w/c within a fitted unit and a shaped bath with a rain head shower and screen over. Spotlights. Extractor.

NEWLY FITTED KITCHEN

11'11 x 8'3 (3.63m x 2.51m)

With new herringbone effect oak flooring. A complete range of wall cupboards and base units finished in grey with soft close doors and drawers together with a range of integrated appliances including a gas hob, cooker hood and fridge freezer. Plumbing for washing machine or dryer. Spotlights. Two UPVC double glazed windows. Radiator.

REAR HALL

New fitted carpet mat. UPVC double glazed external door. Walk in store with Maine gas combi boiler. Plumbing for washing machine and shelving.

OUTSIDE

There is a compact front garden with paving and shrubs and a rear garden with newly laid patio, new fencing, lawn, borders, greenhouse, outside tap and power.

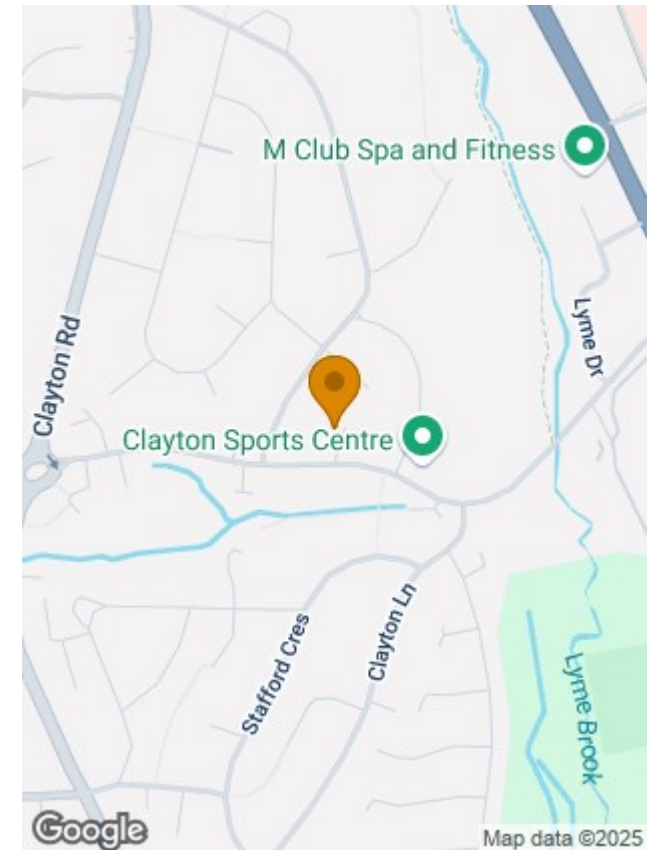
There is a newly laid tarmac driveway and an additional parking area as well as a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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