



Church Lane, Timberland
£215,000



- Semi Detached House
- Two Double Bedrooms
- Popular Village Location
- Immaculately Presented Throughout
- New Bathroom
- NO ONWARD CHAIN
- Freehold
- EPC rating C
- Council Tax Band A



Located in the picturesque village of Timberland and offered for sale with NO ONWARD CHAIN is this Two Double Bedroom Semi-Detached House. Being immaculately presented throughout with open plan living downstairs and having a new bathroom, the property further comprises Entrance Hall, Open Plan Lounge/Kitchen/Diner, Cloakroom and Two Double Bedrooms. With a low maintenance garden to rear with views of the local church, ample parking to side leading to single garage, an early viewing is highly recommended.

Entrance Hall

With part glazed door to front aspect, stairs leading to 1st floor with storage under.

Cloakroom

With low level wc, hand wash basin and window to side aspect.

Open Plan Lounge/Kitchen/Diner

5.02m x 7.80m (16'6" x 25'7")

With laminate flooring throughout, the lounge area has a TV and BT point, French doors and window to garden, through to the kitchen area with a range of base and eye level units with breakfast bar, integrated oven with electric hob and extractor hood over, ceramic one and a half sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge freezer, fibre broadband port and window to front aspect.



Landing

With stairs taken from Entrance Hall and window to side aspect.

Bedroom One

5.02m x 3.03m (16'6" x 9'11")

With built in wardrobe, storage over stairs, TV point and window to front aspect.

Bedroom Two

3.02m x 4.02m (9'11" x 13'2")

With built in wardrobes, TV and BT point, window to rear aspect and radiator.

Bathroom

Modern four piece suite with freestanding rolltop bath, separate mains fed shower with rain effect head, hand wash basin, low level wc, chrome heated towel rail, tiled flooring, part tiled to walls, extractor fan and window to rear aspect.

Garage

3.07m x 5.35m (10'1" x 17'7")

Larger than average single garage with up and over garage door, electric and lighting

Outside

The front of the property offers ample parking with a block paved driveway leading to single garage, further area laid to lawn with pathway to front entrance, side access to rear, outside tap and external power sockets.

The rear garden is of low maintenance being laid to gravel with timber fence surround



Agents Note

These are draft particulars awaiting vendor approval.

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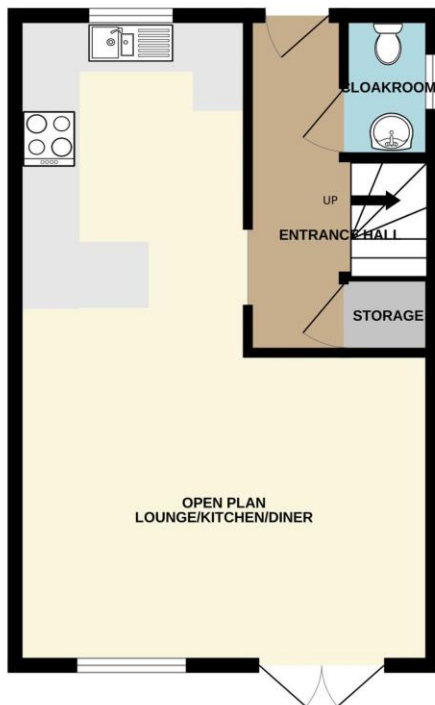
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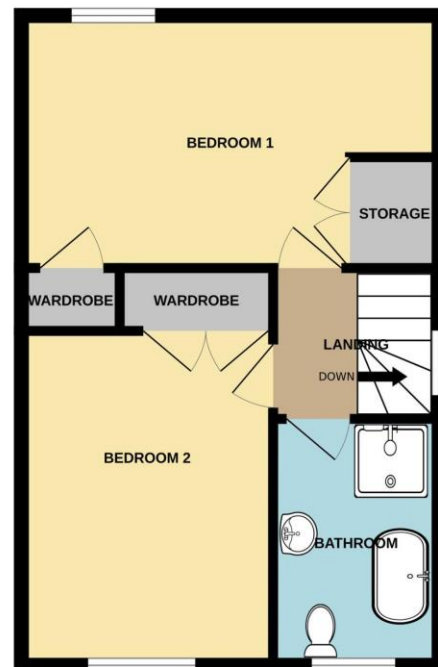


Floorplan

GROUND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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