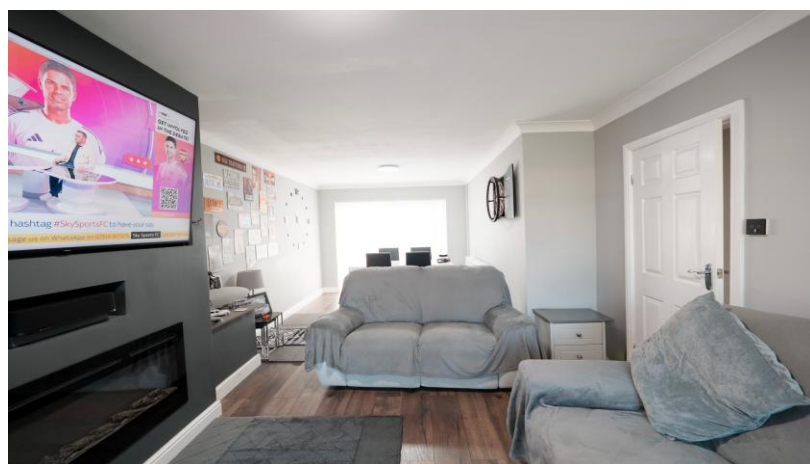
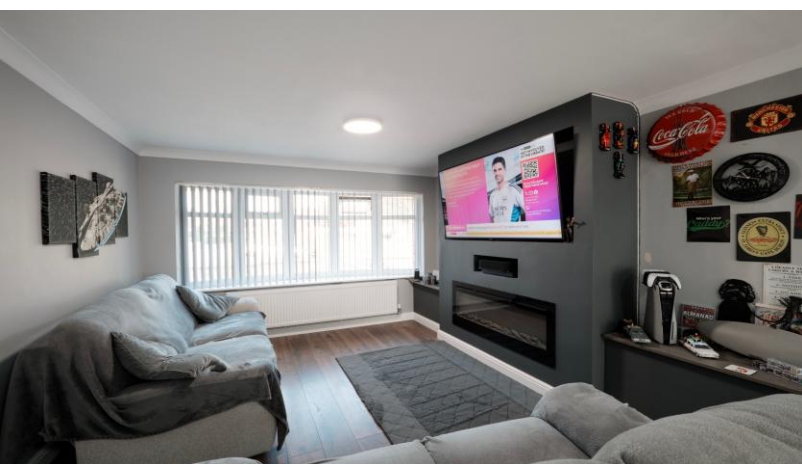




- Popular Bottesford Location
- Semi Detached House
- 3 Bedrooms
- Family Bathroom plus Downstairs WC

- Lounge/Diner
- Front & Rear Gardens
- Off Street Parking
- Excellent Schools Nearby

Caistor Avenue, DN16 3QN,
£182,000





Available to purchase in the ever popular Bottesford location is this semi detached house on Caistor Avenue. The property offers good sized and well proportioned accommodation throughout briefly comprising of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge/diner, kitchen and downstairs WC. Outside the property has off street parking and front/rear gardens. Additional features include composite front and back doors, gas central heating (new boiler 2020) and an excellent location nearby to a range of highly regarded schools and amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Entrance Hallway

Having composite front entrance door, radiator and stairs rising to the first floor.

Downstairs WC

2' 2" x 4' 8" (0.66m x 1.42m)

Having uPVC double glazed window to the side aspect, WC and wash hand basin.

Lounge/Diner

11' 3" max x 23' 2" max (3.43m x 7.06m)

Having uPVC double glazed window to the front aspect, uPVC double glazed sliding doors onto the rear garden, two radiators, feature fireplace and coved ceiling.



Kitchen

7' 6" x 12' 5" (2.28m x 3.78m)

Having uPVC double glazed window to the rear aspect, composite door to the side aspect, radiator, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for washing machine, dishwasher, dryer and fridge freezer.

First Floor Landing

Having uPVC double glazed window to the side aspect and loft access.

Bedroom 1

9' 10" x 12' 6" (2.99m x 3.81m)

Having two uPVC double glazed windows to the front aspect and radiator.



Bedroom 2

9' 10" x 10' 7" (2.99m x 3.22m)

Having uPVC double glazed window to the rear aspect, coved ceiling and radiator.

Bedroom 3

6' 6" x 9' 5" (1.98m x 2.87m)

Having uPVC double glazed window to the front aspect and radiator.

Family Bathroom

6' 6" x 7' 4" (1.98m x 2.23m)

Having uPVC double glazed window to the side aspect, bath with shower over, wash hand basin, WC and radiator.



Outside Front

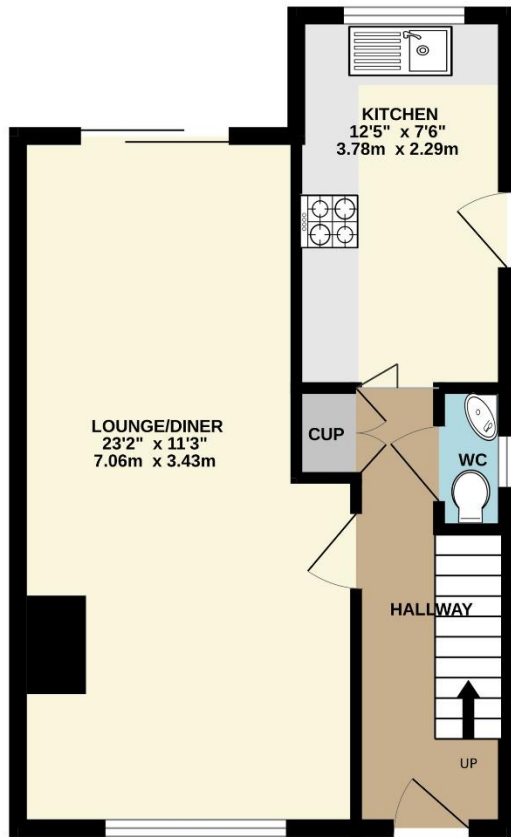
Having a front garden with walled front, a driveway providing off street parking and gates to the side leading to the rear garden.

Outside Rear

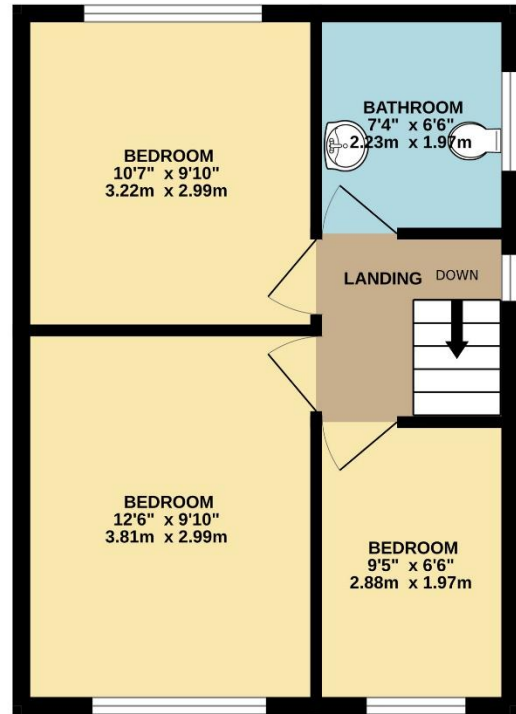
The rear garden is not directly overlooked from the rear aspect and is mainly laid to lawn with a fenced surround, shed with power and paved area.



GROUND FLOOR



1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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