



Old School Close



2



1



1

£165,000



Key Features

- No Upward Chain
- Maturing Location
- Dining kitchen Linking to Garden
- 2 Car Driveway Parking
- Enclosed Garden
- 2 Double Bedrooms
- EPC rating C
- Freehold





Situated in a maturing residential area this modern 2-bedroom home is considered to be an outstanding first home. Not overlooked to the front this well presented throughout the home briefly includes a generous, forward facing lounge, excellent dining kitchen which links to the enclosed, secure rear gardens and a first floor family bathroom with mains fed over the bath shower. The side drive comfortably allows for 2 car parking and the gardens are primarily laid to lawn.



ENTRANCE

A side entrance with composite door opens to the hall.

CLOAK ROOM 1.02m x 1.95m (3'4" x 6'5")

Appointed with a suite to include a close coupled wc, pedestal wash hand basin, radiator, coving and extractor.

LOUNGE 3.77m x 3.05m (12'5" x 10'0")

A well lit and generous, forward facing room with radiator, coving and staircase with turned spindle baluster rail

DINING KITCHEN 3.78m x 2.65m (12'5" x 8'8")

The social centre of the home linking to the garden via French doors to the rear and appointed with a good range of white fronted high and low units with contrasting work tops. There is also an inset stainless steel 4 burner gas hob with matching splashback, chimney style extractor and oven under. The room is completed by plumbing for a washing machine, space for an upright fridge/freezer, radiator, concealed gas fired combination boiler and spot lighting.

LANDING

Spindle gallery rail, access to the roof space and fitted linen cupboard.

BEDROOM 1 3.8m x 2.66m (12'6" x 8'8")

A rear facing double room with radiator.



BEDROOM 2 3.79m x 2.68m (12'5" x 8'10")

(Max measurements) A further, forward facing double room with radiator and bulk head store cupboard.

BATHROOM

Appointed with a suite in white and including a panelled bath with mains fed shower over, pedestal wash hand basin, close coupled wc, extractor fan, radiator and part tiled walls.

OUTSIDE

The property is fronted by a neat buffer garden with maturing wisteria and a side drive allows off road parking for 2 cars. A high gate opens to the enclosed rear of the home which is primarily laid to lawn and is best viewed from the flagged patio. A timber garden shed completes the home.

BUYER AML AND PRE PURCHASE CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.







