

# ferguson young

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## £245,000

*29 Gew Terrace, East End, TR15 1PG*



- THREE BEDROOMS
- GAS CENTRAL HEATING
- OUTSKIRTS OF TOWN
- KITCHEN/DINING ROOM
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- CHARACTER FEATURES
- EPC: tba COUNCIL TAX BAND B

A well-proportioned mid-terrace Three Bedroom Family Home with a good sized rear garden and off road parking for two vehicles. The property is warmed by gas central heating and is double glazed. There is a feature inglenook fireplace and beamed ceiling to the lounge. The accommodation comprises of: - Lounge, Utility Room, Kitchen/dining Room and to the first floor Three Bedrooms and a Bathroom/WC. There are three block built outbuildings and the garden is mainly laid to lawn with a sun terrace area. EPC: D. Council Tax Band B.



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# Gew Terrace, East End, TR15 1PG

Approached via a tarmac driveway with a double glazed door opening to:-

## LOUNGE

18'5" x 12'10" (5.61m x 3.91m)

A well-proportioned living room with beamed ceiling, inglenook fireplace with cast iron stove burner, radiator, stairs rising to the first floor and a doorway to:-

## UTILITY ROOM

8'9" x 5'9" (2.67m x 1.75m)

There is space and plumbing for a washing machine, further utility space, wall mounted gas combi boiler, door to the rear garden, double glazed window to the rear, loft access hatch and opens to:-

## KITCHEN/DINER

10'1" x 9'8" (3.07m x 2.95m)

There is a range of eye-level and base units with work surface over, space for an electric cooker, under counter fridge space, inset one and a half bowl stainless steel sink with side drainer, two double glazed windows to the rear and a radiator.

## FIRST FLOOR

## LANDING

There are doors to all bedrooms, the bathroom/WC and aloft access hatch. Built in storage cupboards. Loft Access Hatch.

## BEDROOM ONE

10'2" x 9'1" excluding depth of radiators (3.10m x 2.77m)

A generous double bedroom with built in wardrobes top one wall, double glazed window to the rear and a radiator.

## BEDROOM TWO

9'6" x 7'8" (2.90m x 2.34m)

A useful second double room with a double glazed window to the front and a beamed ceiling. Radiator.

## BEDROOM THREE

7'10" MAX x 8'3" MAX (2.39m x 2.51m)

A good sized single bedroom with a double glazed window to the front and an exposed stone wall. Radiator.

## BATHROOM/WC

A white suite comprising of a panel bath with electric shower over, close coupled WC, pedestal mounted wash hand basin, ladder type heated towel rail and a Velux type window to the rear.

## OUTSIDE

## REAR GARDEN

There is a good sized garden to the rear with three block built outbuildings, lawned area and a paved sun terrace.

## OFF ROAD PARKING

There is off road parking for two vehicles to the front of the property.

## AGENTS NOTE

The property is of standard stone construction with a more recent block extension to the first floor. This property has been rated as Council Tax Band B. There is good coverage from all major mobile networks (Source Ofcom). Broadband Speeds from 15Mbps Standard and from 1800Mbps Ultra-Fast (Source Ofcom).

## ENERGY EFFICIENCY RATING

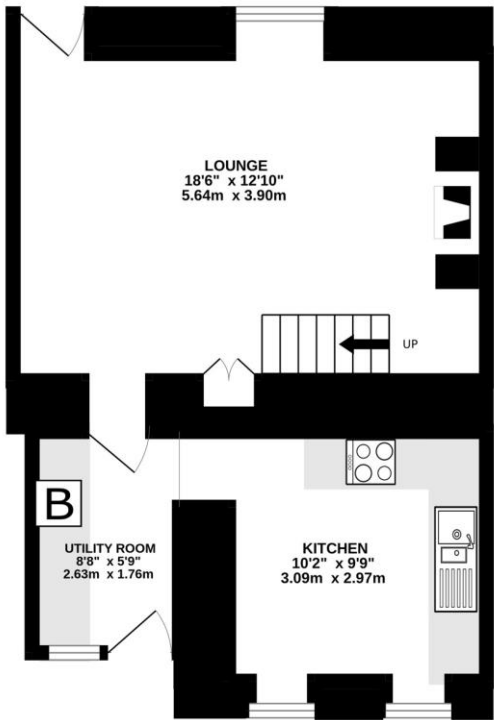
This property has been rated as D (67) with a potential rating of C (79).



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GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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.