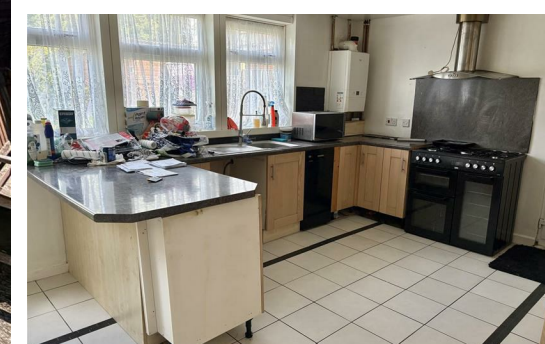




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Price Guide £185,000
Freehold



CASH BUYERS ONLY! This two bedroom semi detached house is situated in a very convenient position close to local schools as well as the village . There is a large kitchen/dining room, lounge ,family bathroom two double bedrooms and gas central heating. Other features include a larger than average rear garden with storage shed and double glazing throughout. There is also NO CHAIN AHEAD. Agent's Note: We understand that this property is of Cornish Unit construction (a prefab). It is currently available to cash buyers only. However, subject to the necessary remedial works being completed and the appropriate certification being obtained, the property may become suitable for mortgage lending.

Front Door
UPVC door Into:

Kitchen/Dining Room
16'3" x 12'1" (4.95 x 3.68)
Skimmed ceiling, double glazed windows and door to rear elevation, re-fitted range of modern wall and base/drawer units with work surface over, incorporated breakfast bar with seating area, built in double oven, five burner gas hob and canopy hood over, plumbing for washing machine and dishwasher, space for American style fridge/freezer, wall mounted Vaillant combination boiler,tiled flooring, radiator.

Lounge
16'4" x 9'5" (4.98 x 2.87)
Skimmed ceiling, 3 x double glazed windows to front elevation, television aerial point, telephone point, radiator.

First Floor Landing
Skimmed ceiling, access to roof void. Doors To:

Bedroom 1
13'3" x 9'7" (4.04 x 2.92)
Skimmed ceiling, double glazed window to front elevation, alcove offering storage, radiator.

Bedroom 2
12'0" x 10'4" (3.66 x 3.15)
Skimmed ceiling, double glazed window to rear

elevation, radiator.

Family Bathroom
7'0" x 6'1" (2.13 x 1.85)
Skimmed ceiling, double glazed window to rear elevation, panel bath with mixer tap and shower attachment over, W.C, pedestal wash basin, floor to ceiling tiling, radiator.

Outside
Front Garden
Laid to lawn with borders.

Rear Garden
64'0" x 0'0" (19.51 x 0.00)
A larger than average enclosed rear garden laid to an extensive lawn with mature hedgerow etc, access to block built storage shed.

Potential For Driveway
Subject to the appropriate planning and works.

