



4 New Trent Street, Ealand

£130,000 Freehold

A TRADITIONAL MID TERRACE HOUSE • FINE FRONT LOUNGE WITH A STUNNING FIREPLACE • MOST ATTRACTIVE FITTED DINING KITCHEN • REAR ENTRANCE/UTILITY ROOM • 2 DOUBLE BEDROOMS & A LARGE BATHROOM • REAR GARDEN WITH PARKING • UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING • IDEAL FIRST TIME BUY or INVESTMENT PURCHASE



paul fox
the family estate agents

Traditional mid terrace with 2 double bedrooms, stylish kitchen, large bathroom, front and rear gardens, off-road parking, uPVC double glazing, and modern heating.

Ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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- MOST ATTRACTIVE FITTED DINING KITCHEN
- REAR ENTRANCE/UTILITY ROOM
- 2 DOUBLE BEDROOMS & A LARGE BATHROOM
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Front Lounge

10' 6" x 13' 10" (3.20m x 4.22m)

Front uPVC double glazed entrance door with inset patterned and leaded glazing, front uPVC double glazed window, quality wooden flooring, attractive period style ceramic radiator, handsome Victorian cast iron fireplace with inset tiled detailing, projecting tiled hearth and wooden surround and projecting mantel and an internal oak glazed door leads to;

Inner Hallway

Has under stairs storage cupboard and access through to;

Dining Kitchen

13' 11" x 13' 11" (4.25m x 4.25m)

With a rear uPVC double glazed window. The kitchen enjoys an extensive range of quality shaker style furniture finished in an Old English White with brushed aluminium style pull handles with integral dishwasher and fridge freezer enjoying a complementary wooden style worktop with tiled splash backs incorporating a single ceramic sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with overhead extractor and oven beneath, quality wooden flooring, period style enamel radiator and oak door leads through to;





Utility/Rear Entrance

9' 8" x 6' 6" (2.95m x 1.98m)

With side uPVC double glazed entrance door with hammered effect glazing, side uPVC double glazed window, space and plumbing for utility appliances, quality wooden flooring and doors to;

Store Room

Side uPVC double glazed window with patterned glazing.

First Floor Landing

Has loft access and doors to;

Master Bedroom 1

10' 8" x 14' 0" (3.25m x 4.27m)

Front uPVC double glazed window.

Rear Double Bedroom 2

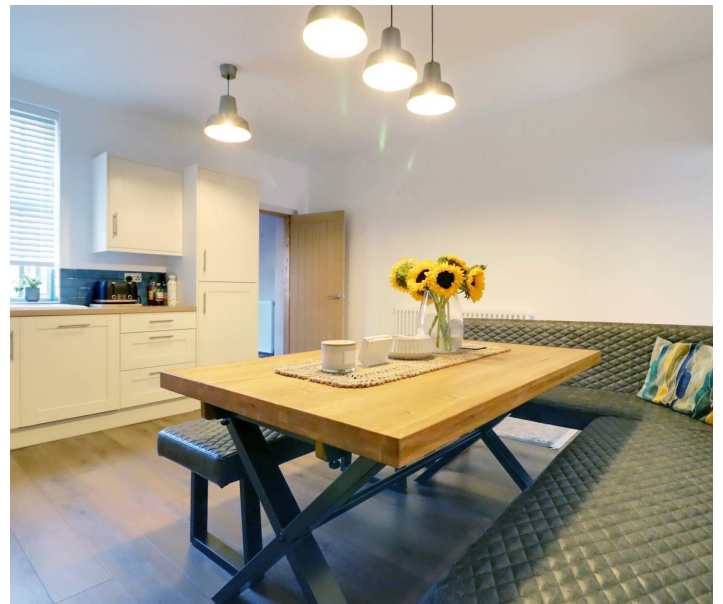
13' 11" x 10' 10" (4.24m x 3.29m)

Rear uPVC double glazed window, over stairs storage cupboard and wall to ceiling coving.

Spacious Bathroom

13' 0" x 6' 9" (3.95m x 2.05m)

Side double glazed roof light, three piece suite comprising a low flush WC, panelled bath, vanity wash hand basin set within a pine unit, tiled effect flooring, built-in storage cupboard houses a Baxi gas central heating boiler.





Grounds

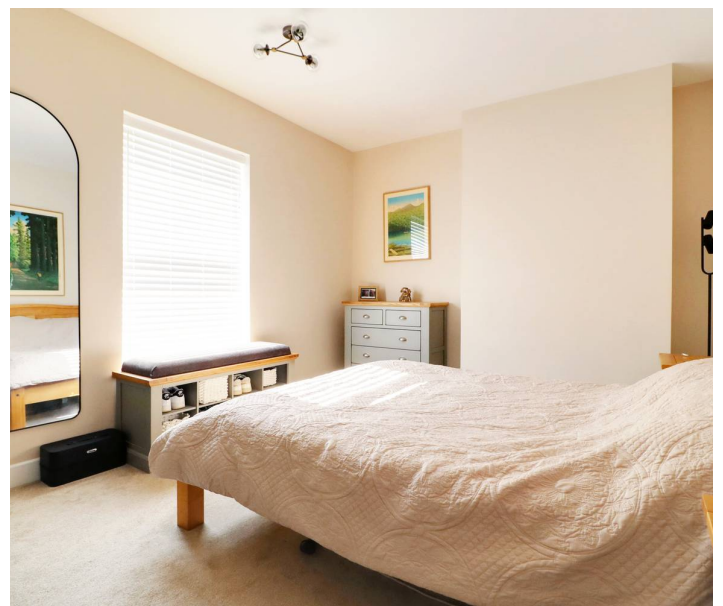
To the front the property has a low maintenance pebbled garden with concrete laid pathway to the front entrance. To the rear there is an initial concrete laid court yard area with outside water tap with the garden continuing providing a hard standing concrete and pebble laid driveway and pebbled borders for ease of maintenance.

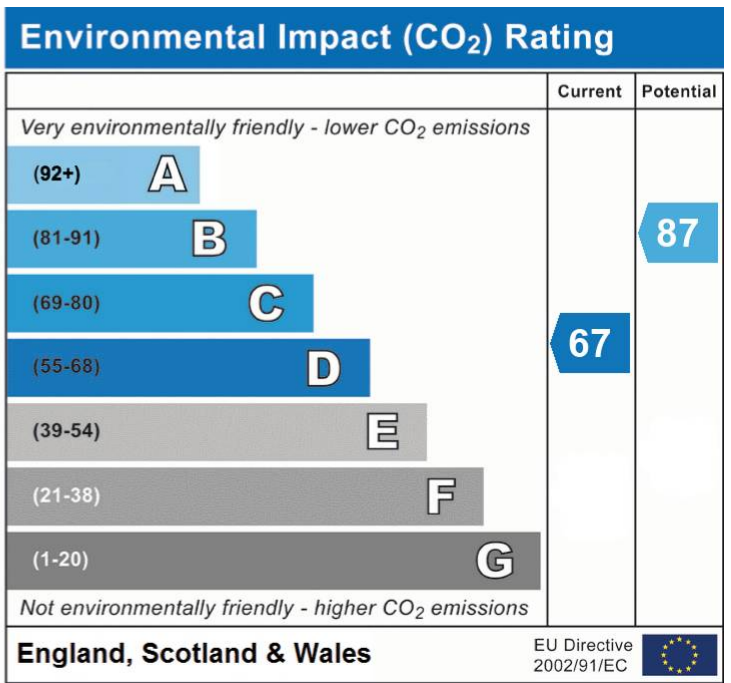
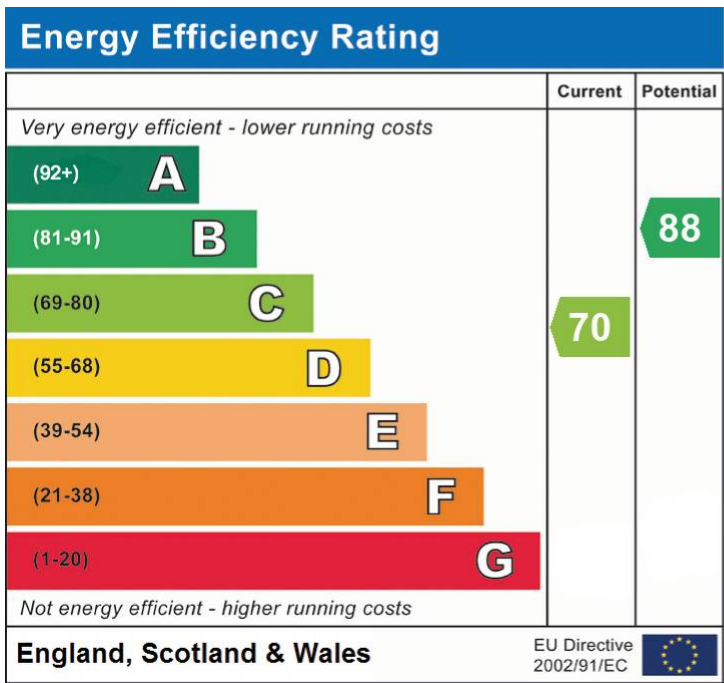
Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

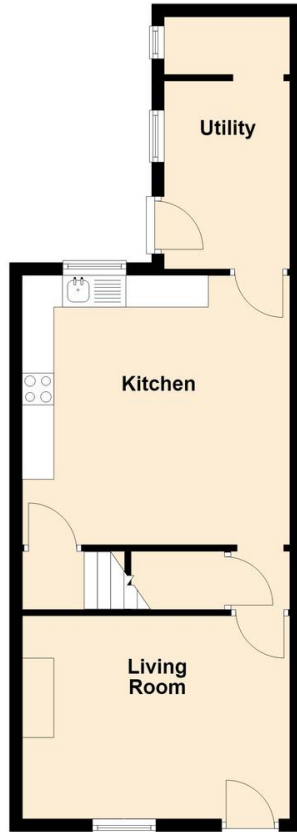
Modern gas fired central heating system to radiators.







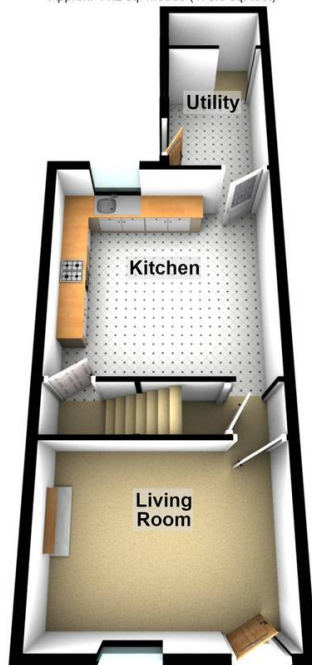
Ground Floor
Approx. 44.2 sq. metres (476.0 sq. feet)



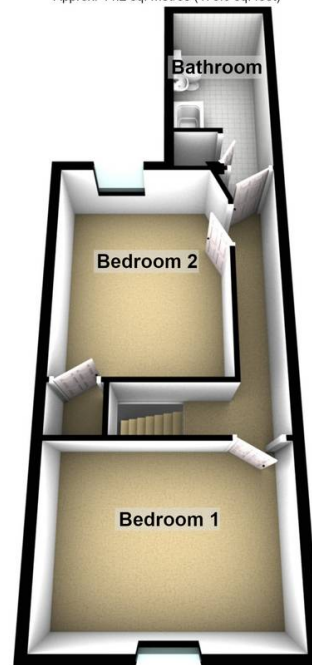
First Floor
Approx. 44.2 sq. metres (476.0 sq. feet)



Ground Floor
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First Floor
Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 88.4 sq. metres (951.9 sq. feet)

You can include any text here. The text can be modified upon generating your brochure