



23 Coombe Park Road

, Stone, ST15 0AY

**£275,000**



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## Entrance Hallway

Approached from upvc front entrance door with side screen and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

## Guest Cloakroom

Comprising closet w.c and vanity hand wash basin. Ceiling light point and tiled flooring.

## Bedroom Three

11'11" x 10'1" (3.63m x 3.07m)

Being fitted with bedroom furniture. Ceiling light point, radiator and upvc double glazed window to front aspect.

## Bathroom

Comprising panelled bath with mixer tap, walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, part tiling to walls, tiled flooring and upvc double glazed window to side aspect.

## Lounge

18'6" x 11'7" (5.64m x 3.53m)

Having feature fireplace with inset electric fire on hearth. Two ceiling light points, radiator, laminate flooring and French doors leading to Conservatory.

## Breakfast Kitchen

9'9" x 7'10" (2.97m x 2.39m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Gas range with extractor hood over, integrated dishwasher and washing machine. Ceiling light point, radiator and upvc double glazed door to side elevation. Open plan to Conservatory.

## Conservatory

21'1" x 8'10" (6.43m x 2.69m)

Being constructed of brick base with upvc double glazed frame and having radiator, inset lights and French doors opening to the Rear Garden.

## First Floor Landing

Approached from stairs in Hallway and having two ceiling lights and upvc double glazed window to side aspect.

## Bedroom One

11'2" x 11'8" (3.40m x 3.56m)

Having ceiling light point, radiator, wooden floor boards, coving, useful storage to eaves and upvc double glazed window to front aspect.

## Bedroom Two

11'7" x 11'3" (3.53m x 3.43m)

Having ceiling light point, radiator, wooden floor boards, coving, useful storage to eaves and upvc double glazed window to rear aspect with countryside views.

## Outside

The front of the property having driveway for two vehicles and in turn leading to Garage with up and over door, having light, power and access door to Garden. The low maintainence enclosed rear garden having paved patio with steps down to a gravelled seating area. Outside tap to front of the property.

## Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for

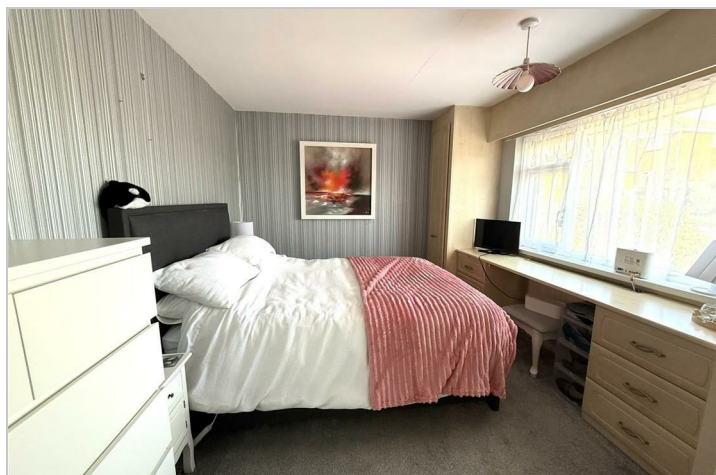
identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

**Fixtures and Fittings:**

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

**Money Laundering;**

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



## Road Map



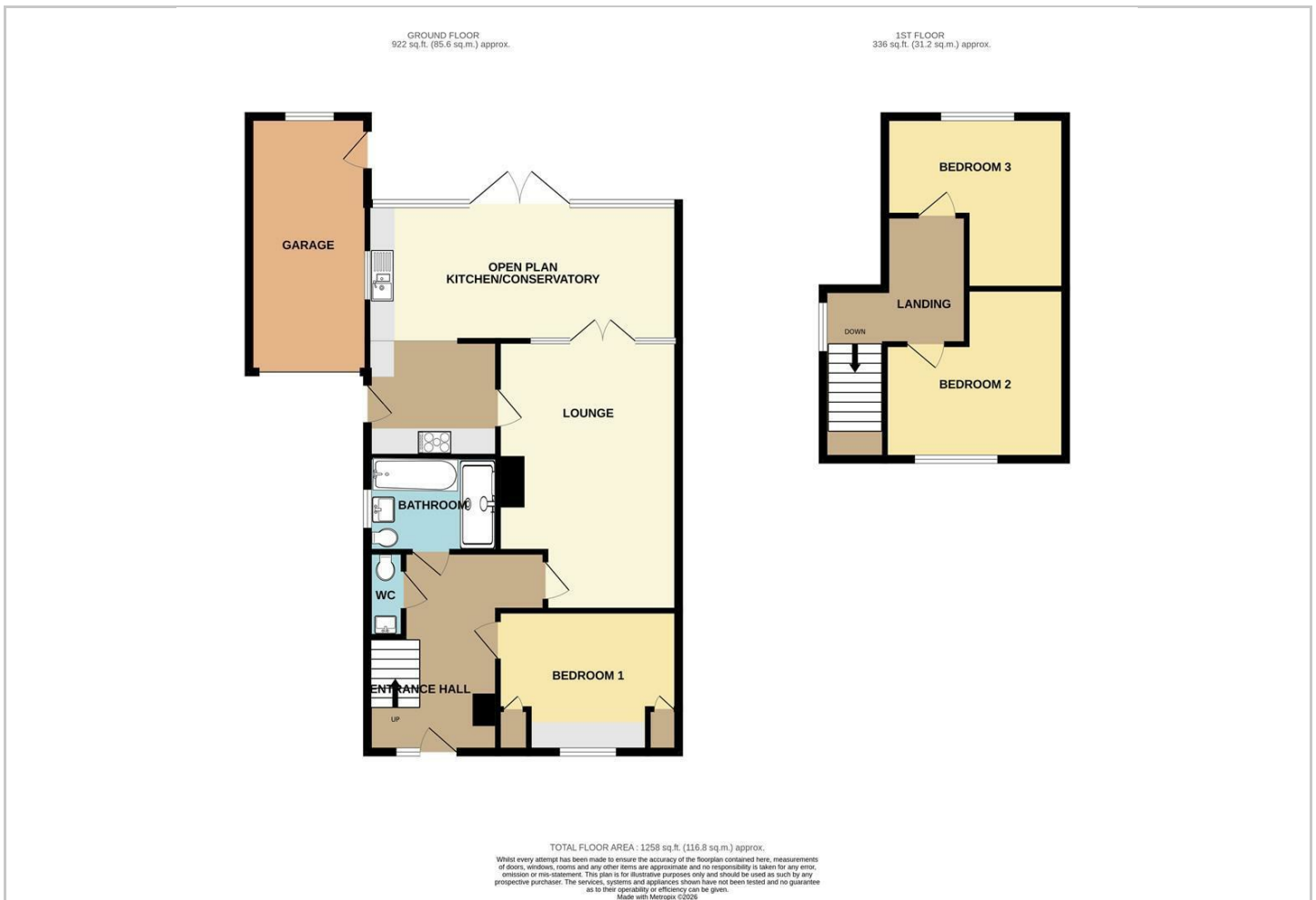
## Hybrid Map



## Terrain Map



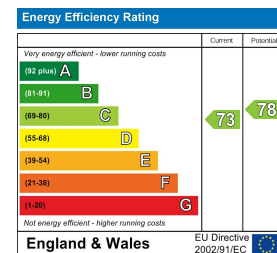
## Floor Plan



## Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.