



48 Earl Edwin Drive, Richmond, DL10 5AL  
Offers over £200,000



## 48 Earl Edwin Drive, Richmond, DL10 5AL

This end terrace property presents an excellent opportunity for families and individuals alike. Boasting three double bedrooms, this property offers ample space for all the family.

Situated on a corner plot and offered for sale with no onward chain. The property is ideally situated within walking distance of local schools. The historic market place of Richmond is just a short stroll away, offering a variety of shops, cafes, and amenities to explore.

The property combines spacious living with a prime location, making it a very attractive. Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss the chance to make this charming house your new home.

### HALLWAY

With a UPVC double glazed entrance door, staircase leading to the first floor and understairs store cupboard and a central heating radiator. Doors lead into the downstairs w.c, lounge / dining room and the kitchen / breakfast room.

### DOWNSTAIRS W.C

With a w.c, corner wash hand basin, towel radiator and a UPVC double glazed window to the side with obscured glass.

### LOUNGE / DINING ROOM 5.72m ( widest point ) x 4.47m ( widest point (18'9" ( widest point ) x 14'8" ( widest point )

An L shaped room with wooden effect flooring, electric fire, two central heating radiators, two UPVC double glazed windows to the front and a UPVC double glazed window to the rear,

### KITCHEN / BREAKFAST ROOM 5.33 x 2.58 (17'5" x 8'5" )

Fitted with a range of wall, base and drawer unit with worktops with under lighting, ceramic Belfast sink unit with mixer tap over, tiled splash back, integrated dishwasher, integrated fridge and freezer, tower oven and grill, electric hob with an extractor hood over, spot lights, central heating radiator, central heating radiator, two UPVC double glazed windows to the rear and a partially glazed UPVC double glazed door to the rear garden. There is space for a dining table.

### FIRST FLOOR

#### LANDING

Having a large cupboard which has a light, hanging rail and a UPVC double glazed window to the rear. There is a central heating radiator, UPVC double glazed window to the rear and doors leading into the bedrooms and the family bathroom.

### BEDROOM 1 4.13 x 3.03 (13'6" x 9'11")

A double bedroom with fitted robes with sliding doors, having a hanging rail and shelving. Two UPVC double glazed windows to the front, central heating radiator and cupboard over the stairs.

### BEDROOM 2 3.57 x 2.87 (11'8" x 9'4")

A double bedroom with a UPVC double glazed window to the rear, central heating radiator, airing cupboard housing the hot water cylinder and a second store cupboard housing the Worcester boiler,

### BEDROOM 3 3.92 x 2.63 (12'10" x 8'7")

A double bedroom with a UPVC double glazed window to the front, central heating radiator and a cupboard over the stairs with a hanging rail.

### FAMILY BATHROOM 2.58 x 1.70 (8'5" x 5'6")

Having a white suite comprising of bath with shower over and shower screen, wash hand basin with vanity unit beneath, w.c, tiled walls, tiled flooring, extractor fan and a UPVC double glazed window with obscured glass.

### EXTERNALLY

To the front of the property there is a lawned garden and an external welcome light to the front. A pathway at the side leads to the rear garden and there is a handy side store. The rear garden is enclosed and has a patio area, lawn, external cold water tap and external electric socket.

### NOTES

\* FREEHOLD

\* COUNCIL TAX BAND B



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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