



10 The Green, Thringstone

£170,000

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Thrington

OFFERED WITH NO UPWARD CHAIN This PART

RESIDENTIAL, PART COMMERCIAL PREMISES CURRENTLY TRADING AS A HAIRDRESSERS comes to the market set over two storeys with the addition of a loft room and offers a host of potential for any perspective purchaser. In brief, the property comprises an entrance porch, an open plan shop floor with inner hall giving way to the kitchen and stairs rising to the first floor landing. To the first floor are currently two bedrooms, one used as a lounge and a bathroom with a further set of stairs ascending to a loft room which enjoys full boarding and a sky light. Externally, the property has a low maintenance courtyard garden. For all enquiries, please contact Sinclair Estate Agents on 01530 838338.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Part Residential, Part Commercial
- No Upward Chain
- Two Bedrooms
- Loft Room
- Centre Of Village
- Low Maintenance Garden



GROUND FLOOR

Entrance Porch

Entered through a timber framed front door with ceramic tiled flooring and giving way to the shop floor

Shop Floor

16' 3" x 24' 0" (4.95m x 7.32m)

Having ceramic tiled flooring, a dual aspect with uPVC double glazed window to front and rear, coving, a range of work surfaces, sink unit and storage cupboard.

Inner Hall

Having vinyl flooring, stairs rising to the first floor landing, under stairs storage and dado rail.

Kitchen

6' 5" x 10' 0" (1.96m x 3.05m)

Having a range of wall and base units, rolled edge work surfaces, one-and-a-half bowl sink and drainer unit, space and plumbing for appliances, ceramic tiled flooring, gas fired central heating boiler, uPVC double glazed window to rear and uPVC double glazed door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two bedrooms and the bathroom and comprising further stairs to the loft room, uPVC double glazed window to rear, coving, dado rail and storage cupboard.

Bedroom Two

9' 9" x 12' 0" (2.97m x 3.66m)

Having uPVC double glazed window to rear.



Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

Currently formatted as a lounge, bedroom one enjoys coving, uPVC double glazed window to front and a traditionally style fireplace (not in use) acting as a focal point.

Bathroom

3' 9" x 7' 5" (1.14m x 2.26m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath, part tiled walls, timber effect laminate flooring and uPVC double glazed window to front.

Loft Room

14' 9" x 9' 3" (4.50m x 2.82m)

Being fully boarded and having a skylight to rear.

OUTSIDE

Courtyard Rear Garden

Having a block paved walkway accessing an area of pebbling and further stone shingling hosting a range of shrubs and flower beds and surrounded by timber close board fencing with a side gate for access. The courtyard garden is open to the neighbouring courtyard garden and there is a pedestrian easement over the side gate.









Sinclair Estate Agents

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