



Coolham Court, Ifield Drive, Ifield

In Excess of £325,000

**MANSELL
McTAGGART**
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- NO CHAIN - Probate Granted
- Semi-detached bungalow
- Short walk distance from Ifield train station
- Outside storage cupboard fitted with power
- South facing rear garden
- Two double bedrooms
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A spacious two-bedroom semi-detached bungalow, located within a peaceful close in Ifield, just a short distance to Ifield train station. The property benefits from two double bedrooms and south facing rear garden.

Upon entering the property, you are initially welcomed into an entrance hallway giving you access to all rooms, as well as the loft and a useful storage cupboard. Here there is access to both double bedrooms, living room, kitchen and shower room.

Bedroom one is located at the rear of the property, comfortably housing double size bed and any free-standing furniture you may wish alongside built-in storage. Bedroom two is also towards the back to the property.





The living room is positioned to the left side of the property, allowing in plenty of natural light and ample space for living room furniture. The kitchen is positioned within the living room through a doorway, equipped wall and base units and further built in storage cupboards.

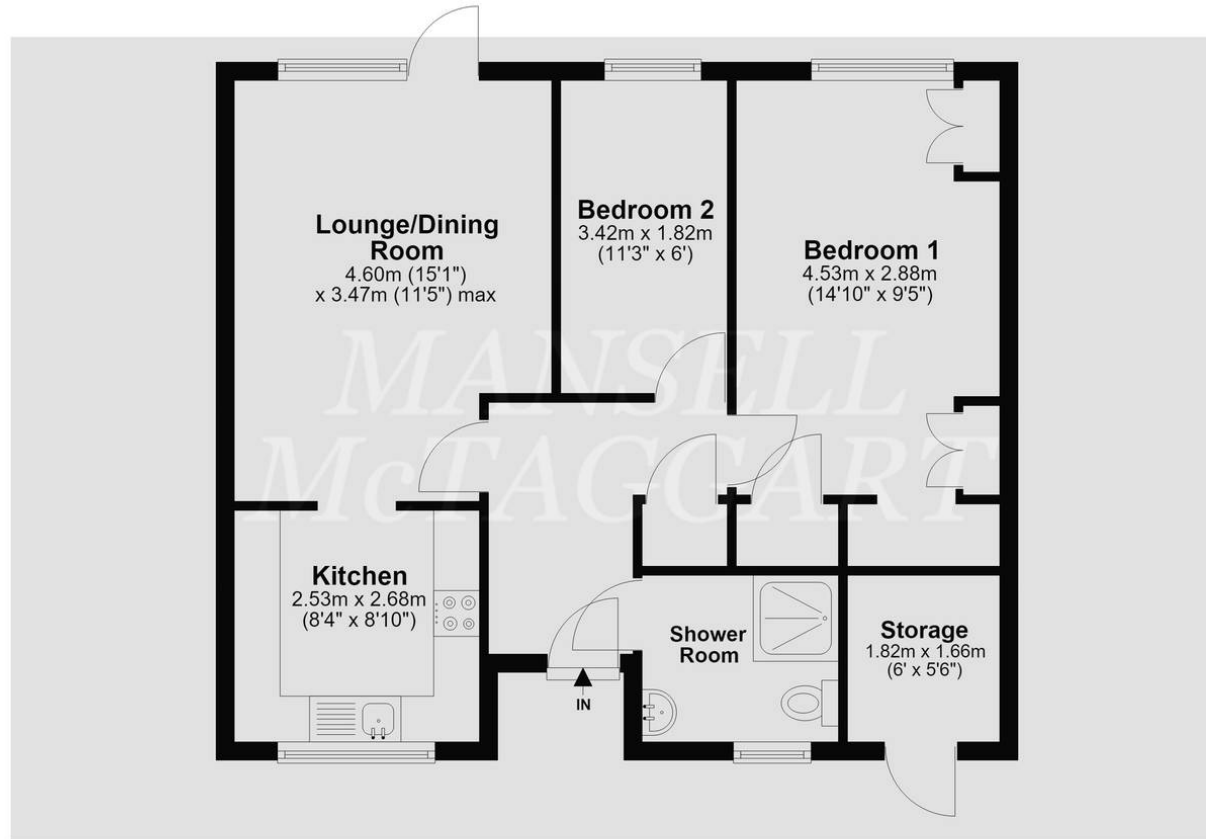
Finally, the shower room is fitted in a white suite comprising shower cubicle with wall mounted shower unit, low level WC, pedestal wash hand basin and opaque window.

Outside the front of the property, the front garden which is mainly laid to lawn with some perimeter hedging and planted borders. There is a footpath leading from the front door alongside an additional storage cupboard down the right side of the house. This is where the wall mounted boiler is location.



Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



Total area: approx. 58.8 sq. metres (633.0 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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