



OXFORD
FAMILY ESTATES



7 Merrills Way, PE25 1JN

£290,000

- Detached House
- Open Plan Living
- Downstairs WC, En-Suite and Family Bathroom
- Garage
- Good Location for Local Amenities

- 3 Bedrooms
- Utility Area
- Drive-way
- Established Garden
- Phone Lines Open 8am-8pm(7 Days a Week)

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Property Type: Detached House



Council Tax Band: C

Tenure: Freehold

Oxford Family Estates are delighted to bring onto the market this 3 Bedroom Detached House on the outskirts of the village of Ingoldmells. With mature gardens to the front and rear, it also has ample parking and a single garage. Enter the property into the hallway where there is a downstairs wc.

Living area

The lounge overlooks the front aspect of the property and is decorated in a neutral theme with a feature electric fire mounted to the wall, the room then leads round to the dining area where there are patio doors giving a view over the garden and leading out onto a pathway.

Kitchen

The kitchen has an arrangement of wall and base units in a light wood effect finish topped with a granite effect work surface. Built in gas cooker and hob with integrated extractor above. Off the kitchen is the utility area where the boiler is housed.

Bedrooms

All the bedrooms are decorated in a light neutral tone, whilst the master bedroom is a good sized double and has an en-suite shower room. There is also a second good sized double bedroom while the 3rd is currently laid out more as an office work space.



Bathroom

The main bathroom benefits from a bath, sink and low level wc surrounded by half tiled walls.

Outside

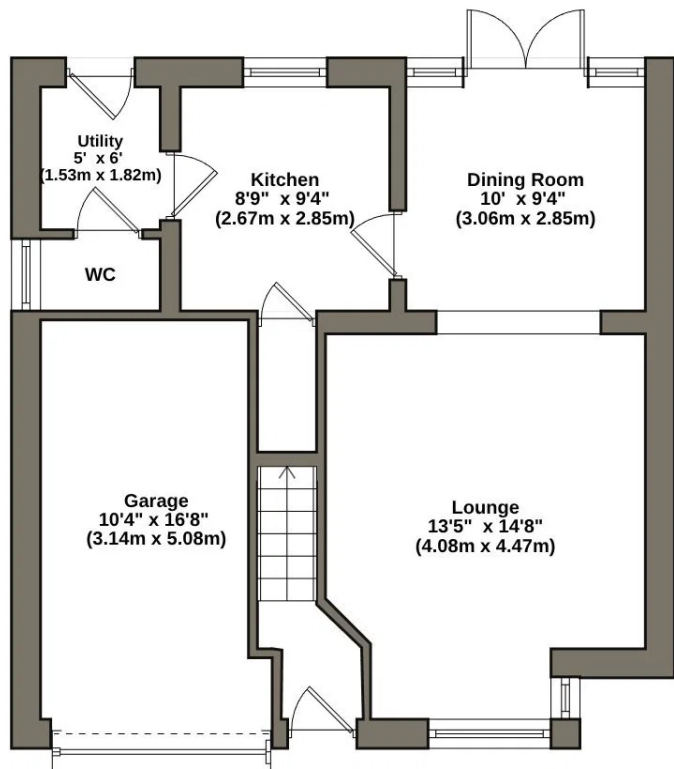
To the front of the property there is an ample driveway leading to a single garage and a mix of established shrubs and plants. The rear garden is set mainly to a lawn edged with mature trees, shrubs and plants. There are patio doors leading into the dining room area of the house.

Ingoldmells

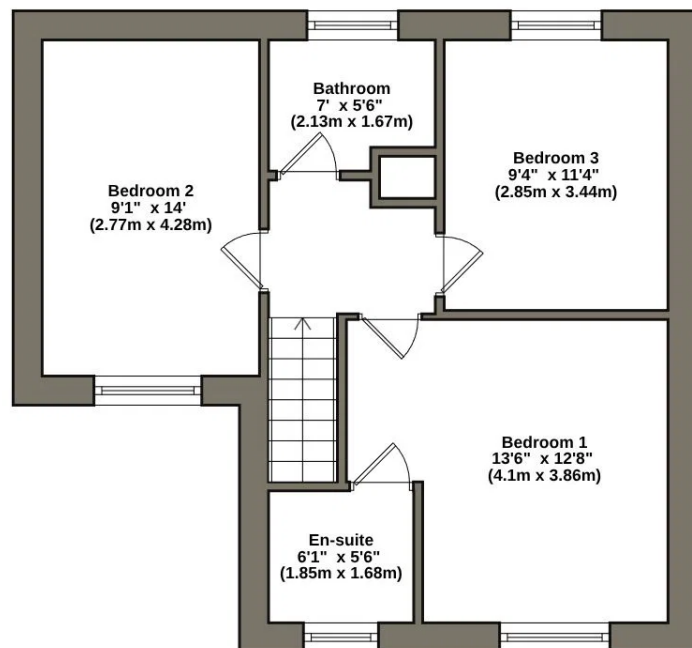
Ingoldmells is a coastal village in an area that is very popular with the tourists. It has various parts to the village with the large grade 1 listed St Peter & St Pauls church at the centre with many local shops including a Tesco express, chemist, cafes, restaurants, pubs, village hall and a primary school.

Heading down towards the sea front in Ingoldmells is the very well known Fantasy Island with its local market and further shopping outlets.





Ground Floor



First Floor

Floorplan is for layout purposes only and should not be used for structural purposes.
Maximum room dimensions shown above.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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