LATCHAM DOWLING

ESTATE AGENTS



Weavers Green, Sandy, SG19 2TR

£245,000

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Entrance Via
Storm porch with double glazed timber door to living room.

Living Room
15'7 x 11'11 (4.75m x 3.63m)
Double glazed window to front, radiator, wood finish flooring, stairs rising to first floor landing with spindled balustrade and recess under, white panel door to tall storage cupboard and doorway to kitchen/ dining room.

Kitchen/ Dining Room
11'11 x 9'0 (3.63m x 2.74m)
Fitted with a range of cream coloured shaker style high and base level units with contrasting work surfaces and tiled splash backs over, ceramic sink and drainer unit with mixer tap over, built in electric oven and hob with chimney style extractor fan over, space and plumbing for washing machine and space for tall fridge/ freezer, double glazed window to rear and double glazed French doors leading to the conservatory, radiator and wood finish laminate flooring.

Conservatory
9'8 x 7'7 (2.95m x 2.31m)
Double glazed windows to three aspects and polycarbonate roof, wood finish flooring and double glazed French doors open out to the rear garden.

First Floor Landing
White panel doors to two bedrooms and bathroom, hatch to loft space.

Bedroom One
11'10 x 9'0 (3.61m x 2.74m)
Double glazed window to rear and radiator.

Bedroom Two
11'10 x 7'3 (3.61m x 2.21m)
Double glazed window to front and radiator.

Bathroom
8'10 x 4'6 (2.69m x 1.37m)
Re-fitted white suite comprising of a close coupled WC, inset wash hand basin with cupboard under and mixer tap over, panel bath with mixer tap and shower attachment and separate shower over with glass shower screen, tiling to splash back areas, heated towel rail, extractor fan and door to overstairs cupboard.

Rear Garden
Enclosed by timber panel fencing and laid to lawn with a paved patio area, timber garden shed, outside tap and gated access to rear.

Front Of Property
Open plan and low maintenance front garden with pathway to front entrance and two allocated parking spaces directly to the front of the property.



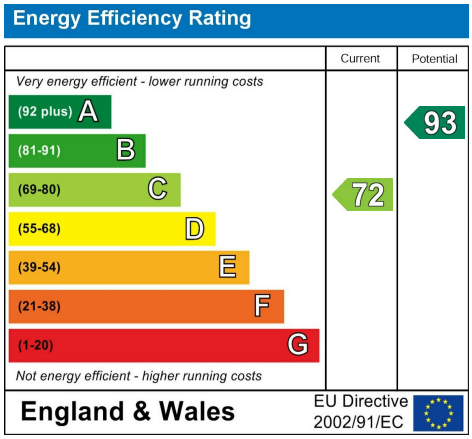




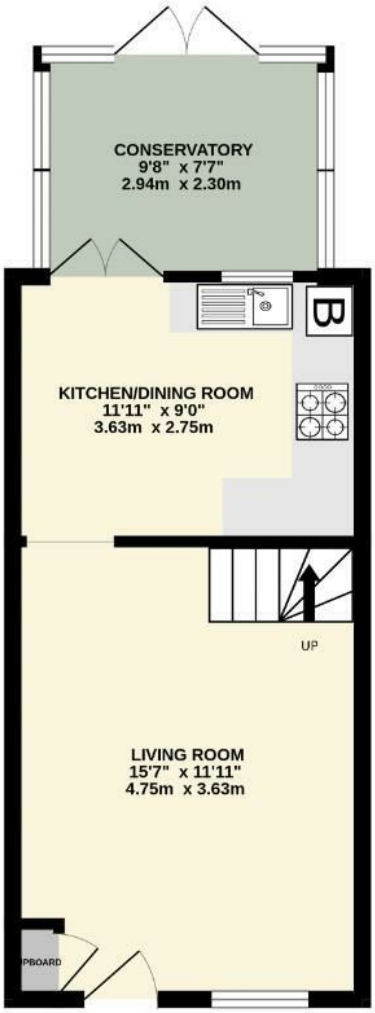




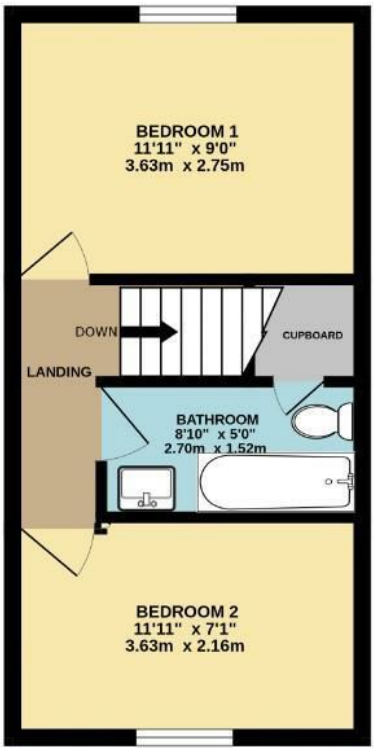




GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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