Michael ANTHONY

Kimbolton Court, Giffard Park

£280,000 Freehold



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Tucked away within a quiet cul-de-sac location this extended two bedroom semi-detached home is offered to the market with an accommodation comprising of lounge, kitchen/diner, family bathroom front and rear gardens and allocated parking.

Property Description

ENTRANCE PORCH
Door to:

ENTRANCE HALL
Door to lounge, door to storage cupboard housing meters.

LOUNGE
Double glazed window to front aspect. Stairs rising to first floor door to kitchen, radiator.

KITCHEN/DINER
Double glazed frosted window to rear aspect. Double glazed patio door to garden, a range of base and eye level units, part tiled, built in oven, space for dishwasher, space for fridge freezer, space for washing machine ,one and half bowl and drainer with mixer tap over, cupboard housing combi boiler, radiator, rolled edge work surface areas.

LANDING
Double glazed window to rear aspect. Access to loft, doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to front aspect. Door to storage cupboard, radiator.

BEDROOM TWO
Double glazed window to front aspect. Radiator.

BATHROOM
Double glazed frosted window to rear aspect. Low level w.c, vanity hand wash basin, heated towel rail, fully tiled free standing bath with shower attachment, part tiled.

OUTSIDE

FRONT GARDEN
Pathway to front door. Shingled area to side, gated side access.

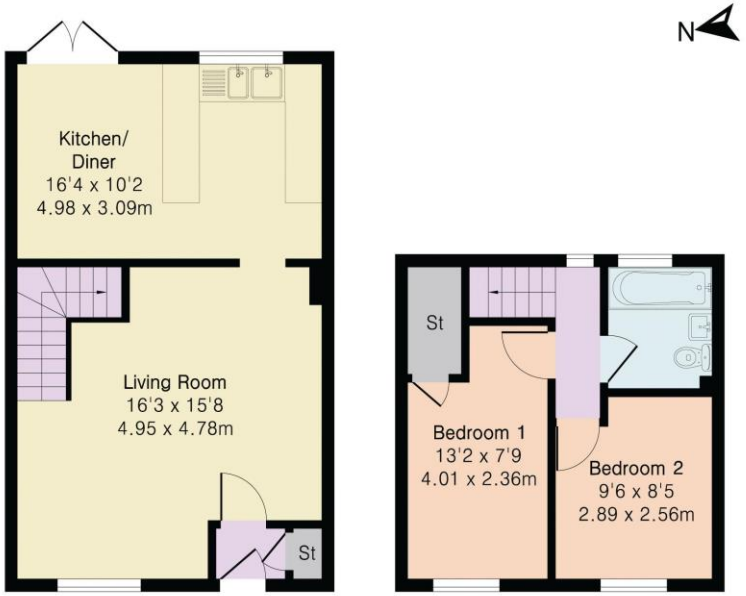
PARKING
One allocated parking space.

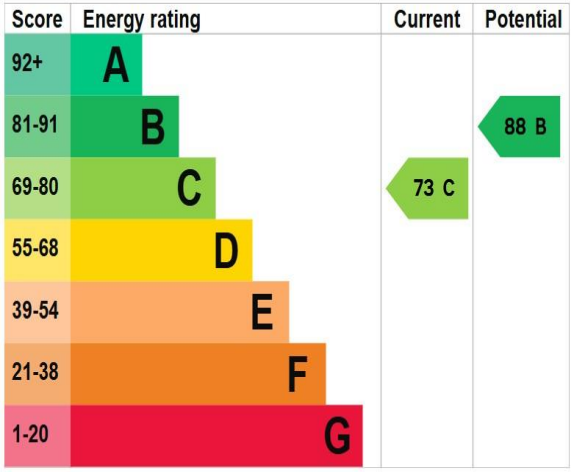
REAR GARDEN
Enclosed by fence panelling, outside light, outside tap, patio area, half laid to lawn.

Approximate Gross Internal Area 703 sq ft - 66 sq m

Ground Floor Area 438 sq ft – 41 sq m

First Floor Area 265 sq ft – 25 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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