



Temperance Villas - Barrow Road, New Holland

Offers over £75,000 Freehold

****NO CHAIN**** • Total Floor Area:- 69 Square Metres • Lounge • Dining Room • Kitchen & Pantry • Two Bedrooms • Family Bathroom • Outside WC • Courtyard • Enclosed Rear Garden

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NO CHAIN

This delightful property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

Upon entering, you are presented with a cosy lounge and an adjacent dining room, great space to entertain or receive guests in. Not to forget the kitchen and the pantry adding versatility and convenience to the property. While the first floor offers two bedrooms with both benefitting from a family bathroom.

Outside, there is a fully enclosed rear garden with shared access for neighbouring properties and a quaint courtyard with an outside WC.

VIEWING IS ESSENTIAL!





ENTRANCE

Entered through a UPVC door into the lounge.

LOUNGE

10' 10" x 11' 10" (3.30m x 3.61m)

Window to the front elevation and doors to the dining room and pantry.

DINING ROOM

10' 10" x 12' 11" (3.30m x 3.94m)

Bright and airy room, perfect to entertain or receive guests in. Window to the rear elevation and a door to the kitchen. Staircase to the first floor accommodation.

KITCHEN

4' 11" x 11' 1" (1.49m x 3.39m)

Range of wall and base units in a cream finish with contrasting work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer, freestanding cooker and plumbing for a washing machine. Window and a half glazed door to the side elevation.

PANTRY

2' 10" x 11' 3" (0.87m x 3.44m)

Great space for storage.

FIRST FLOOR ACCOMMODATION:

3' 1" x 12' 11" (0.93m x 3.94m)

BEDROOM ONE

10' 9" x 11' 10" (3.28m x 3.61m)

Window to the front elevation and a feature fireplace.

BEDROOM TWO

11' 0" x 12' 10" (3.35m x 3.92m)

Window to the rear elevation.

FAMILY BATHROOM

6' 9" x 11' 2" (2.07m x 3.40m)

Three piece bathroom suite incorporating a bathtub with an electric shower over and hot and cold water taps, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles to the wet areas and a window to the rear elevation.

OUTSIDE THE PROPERTY:**OUTSIDE WC**

3' 11" x 3' 1" (1.20m x 0.95m)

High flush WC.

*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

BROADBAND TYPE:

Standard- 3 Mbps (download speed), 0.5 Mbps (upload speed),

Superfast- 55 Mbps (download speed), 10 Mbps (upload speed),

Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.

FRONT GARDEN

Concreted frontage surrounded by a low rise brick wall.

ON STREET

1 Parking Space

COURTYARD

REAR GARDEN

Spacious rear garden with shared access between properties. Fully enclosed by wooden fencing with a quaint courtyard area. Great for outdoor entertaining family and guests. Fully laid to lawn.



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of the particulars.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

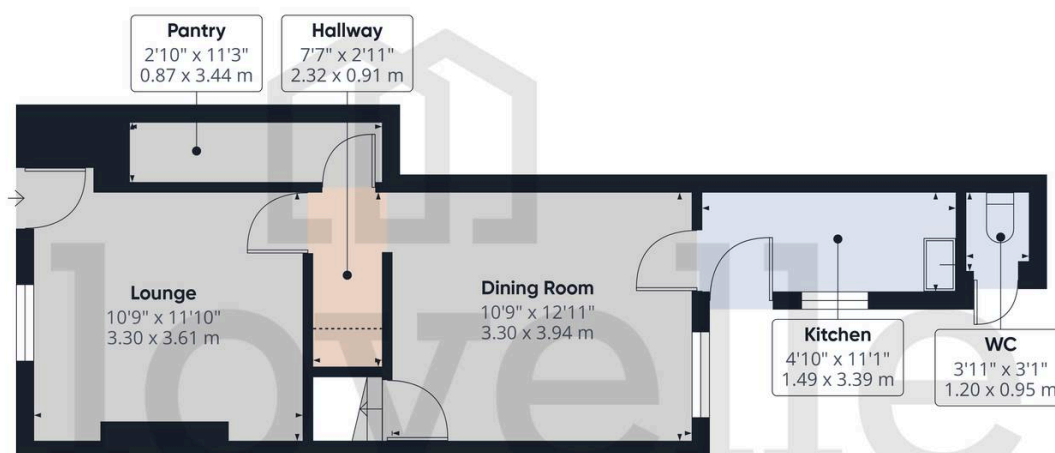
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor

Approximate total area⁽¹⁾

407 ft²
37.8 m²

Reduced headroom

5 ft²
0.4 m²

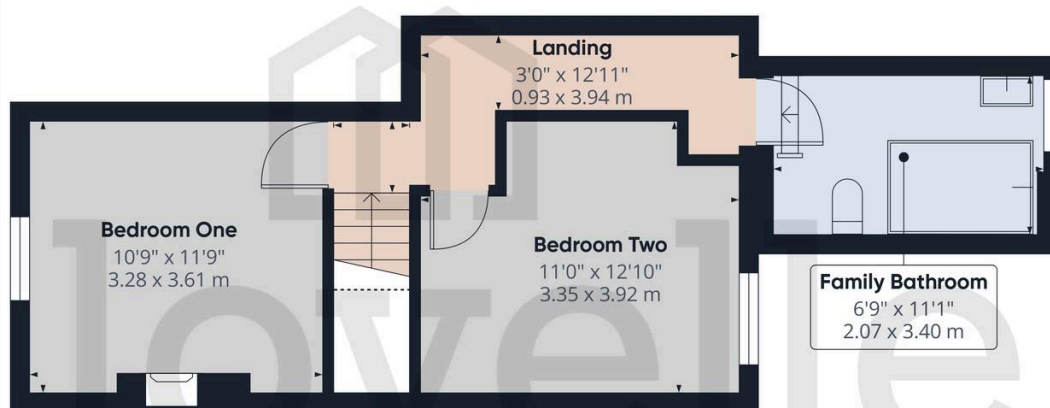
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1

Approximate total area⁽¹⁾

385 ft²
35.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Lovelle Estate Agency

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