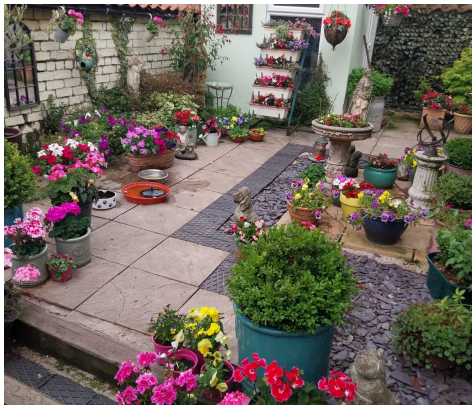




OXFORD
FAMILY ESTATES



3 Church Street, PE24 5LB

£250,000

- Freehold
- 3 Double Bedrooms
- Potential to create annex
- Rooms with feature Beams & old brick walls
- On Street Parking
- Town House
- 3 Bathrooms
- Low Maintenance Courtyard Garden
- Town centre location
- Lines Open 8am-8pm(7 Days a Week)

Bedrooms: 3 | **Bathrooms:** 2

Property Type: Town House



Council Tax Band: B Tenure: Freehold

Oxford Family Estates are pleased to bring to market this delightful character townhouse in the heart of Burgh-Le-Marsh. With beamed ceilings, character walls, log burner and a cosy courtyard garden it's a MUST VIEW for those looking for something a little different. The property benefits from 3 double bedrooms, and 3 bathrooms including an en-suite off the master bedroom. With the master bathroom and en-suite having the added benefit of underfloor heating. The property has the potential to create a one bedroom annex using one of the two front door access points, and the additional ground floor space currently used as a garden room. With its central town location, close to shops, schools, bus stops and doctors. Its also well positioned for several restaurants/pubs and local garden centre with good restaurant.

Entrance Hallway 3.25m x 4.16m (10'7" x 13'7")

Wide welcoming entrance Hallway with staircase up to the 3rd bedroom, and under stairs storage. Double glazed window to the front elevation and radiator.



Downstairs shower room 1.44m max x 1.82m max.(4'8" x 5'11")

Useful downstairs shower rooms, with Wet-room style mixer shower, pedestal sink and low level toilet. Tiled flooring and mermaid board to walls. Centrally heated towel rail and velux skylight window.

Garden room 3.77m max x 3.52m max(12'4" x 11'6")

Lovely bright room to enjoy the courtyard garden, with French style double glazed patio doors. Fully tiled floors, radiator and velux style windows. Spotlights and original brickwork adding to the townhouse style.



Dining room & sitting room 3.03m x 6.42m(9'11" x 21'0")

Currently laid out as a dining room with additional seating area with desk and sideboard. Open inglenook fireplace with log burner on tiled hearth. French style double doors out to the patio area and double glazed window to the front elevation. Consumer it in cupboard in the corner.

Stairwell to the first floor and Upvc double glazed door pro binding a 2nd entrance, with additional storage under the stairwell.

Lounge 5.46m max x 4.30m max(17'10" x 14'1")

Centred around an open fireplace with tiled surround and hearth. Currently set with and electric log effect fire. Large lounge to layout flexibly to requirement. Two double glazed windows to the front elevation.



Kitchen 4.95m x 1.84m(16'2" x 6'0")

Long galley kitchen heading through to the utility room. Fitted with a range of wall and base units in a laminate wood finish. White metro tile splash backs and freestanding double cooker with extractor hood fitted above. 1&1/2 bowl ceramic sink under a double glazed window to the rear elevation overlooking the garden. Also included is the under counter fridge.

Utility 2.23m x 2.24m(7'3" x 7'4")

Space and plumbing for washing machine and tumble dryer. Space for a tower fridge freezer. Wall mounted cupboards and worktops fitted. Worcester gas combi boiler and double glazed window to the rear elevation.

Master Bedroom 3.95m max x 6.43m (12'11" x 21'1")

Very large master bedroom currently laid out with a super king size bed, 4 sets of wardrobes and a dresser. Dual aspect double glazed window to front and rear elevations. Exposed brick walls of the chimney breast and beams to the high ceiling incorporating subtle features of the old town house.

En-suite 1.73m x 4.05m(5'8" x 13'3")

Fitted with P-shaped panel bath, with walk in door and electric shower fitted above. Vanity unit sink and Low level toilet with centrally heated towel rail. Partly mermaid board walls and wood effect tiled floors with under floor heating.

Bedroom 2 4.85m x 3.09m (15'10" x 10'1")

Good size double bedroom with 2 double glazed window to the rear elevation. Double wardrobes can stay if required.

Bathroom 1.81m x 3.23m (5'11" x 10'7")

Walk in shower enclosure with mermaid boarded walls and electric shower fitted.. Pedestal sink and low level toilet with heated towel rail. Partly mermaid boarded walls, a wood effect tiled flooring with under floor heating.

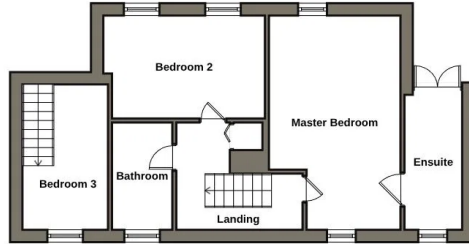
Bedroom 3 3.18m x 4.30m(10'5" x 14'1")

Double bedroom currently being used as a sewing room and addition storage. With radiator under Upvc double glazed window to the front elevation.

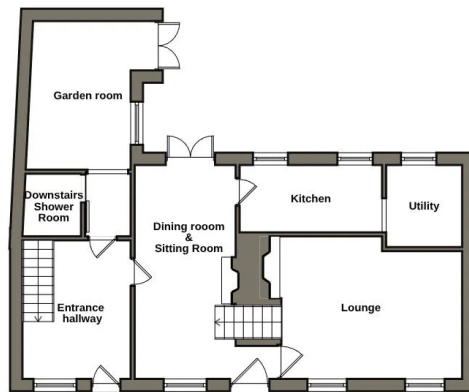
Outside

The courtyard garden is laid to a variety of slabs, artificial grass and gravel, with a raised area to add interest. With pots and containers to add colour it makes for a very pleasing area to sit and enjoy a cup of tea...or maybe a glass of wine, fully enclosed and secure with added benefit of being low maintenance.





First Floor



Ground Floor

This floorplan is for layout purposes only and should not be used for structural purposes.

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| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient – lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | 64 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient – higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

