



48 Cemetery Road, Winterton

£115,000

Traditional semi-detached house with 3 bedrooms, 2 reception rooms, kitchen, utility, large south-facing garden. Scope for modernisation. uPVC double glazing, gas central heating.

Council Tax band: A Tenure: Freehold EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E Freehold

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Council Tax band: A

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Entrance Hallway

Has a front panelled and glazed entrance door, staircase leading to the first floor accommodation and doors off to;

Front Lounge

11' 6" x 11' 3" (3.51m x 3.44m). Front uPVC double glazed window, original tiled fire place and picture railing.

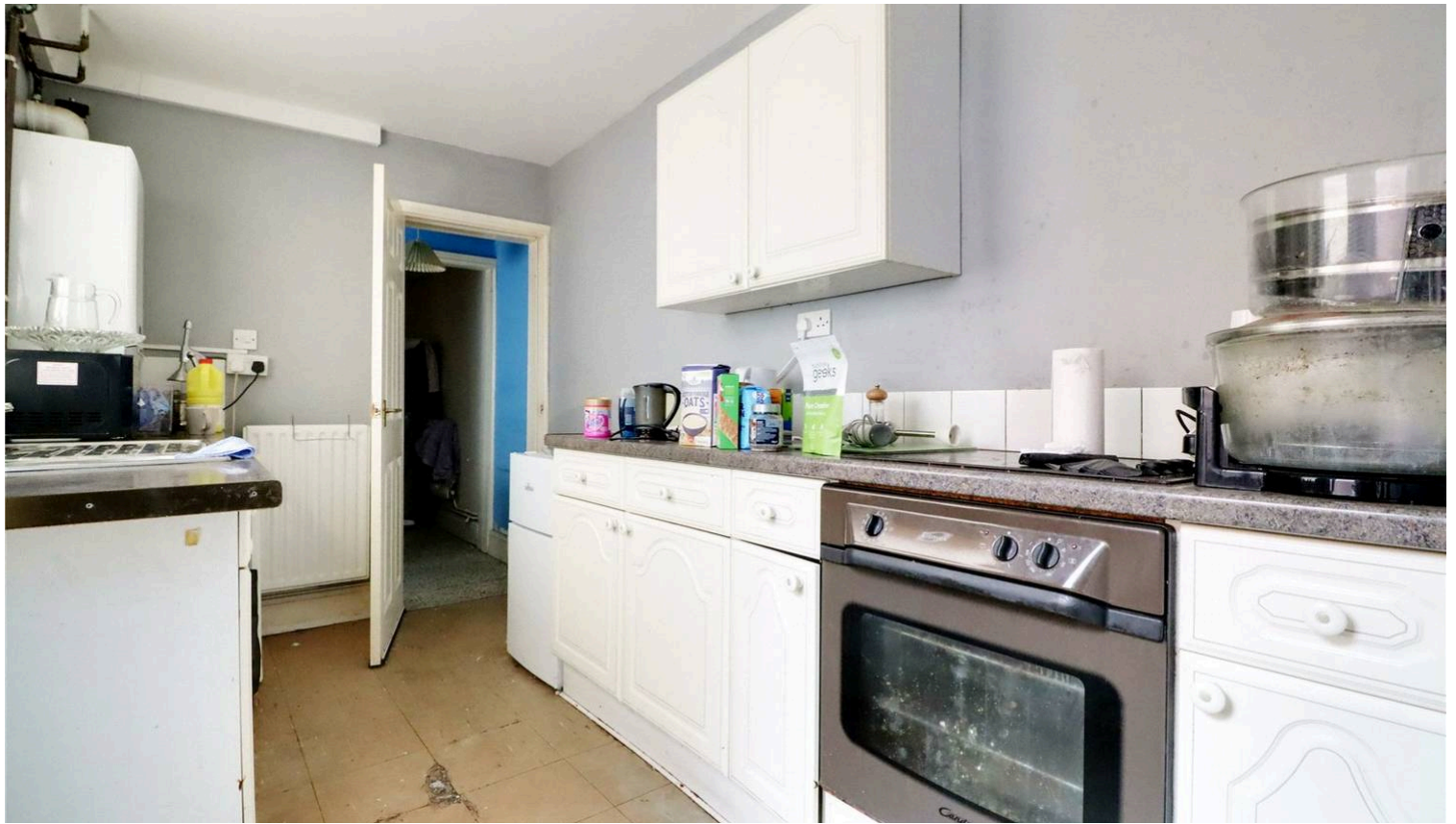
Central Sitting/Dining Room

11' 11" x 11' 8" (3.62m x 3.56m). Rear uPVC double glazed window, an open fronted gas fire, under stairs storage cupboard and doors to;

Kitchen

6' 11" x 12' 2" (2.11m x 3.71m). Side uPVC double glazed entrance door with patterned glazing and side uPVC double glazed window, range of white fronted fitted furniture with a patterned worktop incorporating a stainless steel sink unit with drainer to the side, built-in fire ring electric hob with oven beneath, space and plumbing for appliances, wall mounted Baxi gas central heating boiler and doors to;





Inner Hallway

Has a side uPVC double glazed window and plumbing for an automatic washing machine.

Ground Floor Bathroom

7' 9" x 7' 1" (2.35m x 2.16m). Side uPVC double glazed window, suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath and tiled flooring.

First Floor Landing

13' 0" x 4' 4" (3.95m x 1.33m). Open spell balustrading, loft access and doors to;

Front Double Bedroom 1

11' 4" x 14' 8" (3.46m x 4.48m). Two front uPVC double glazed windows.

Rear Double Bedroom 2

9' 10" x 11' 11" (3.00m x 3.64m). Rear uPVC double glazed window.

Rear Bedroom 3

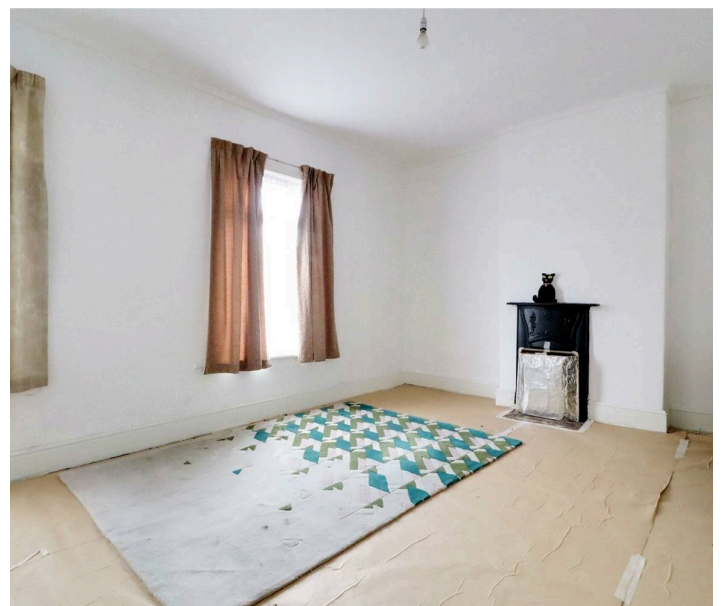
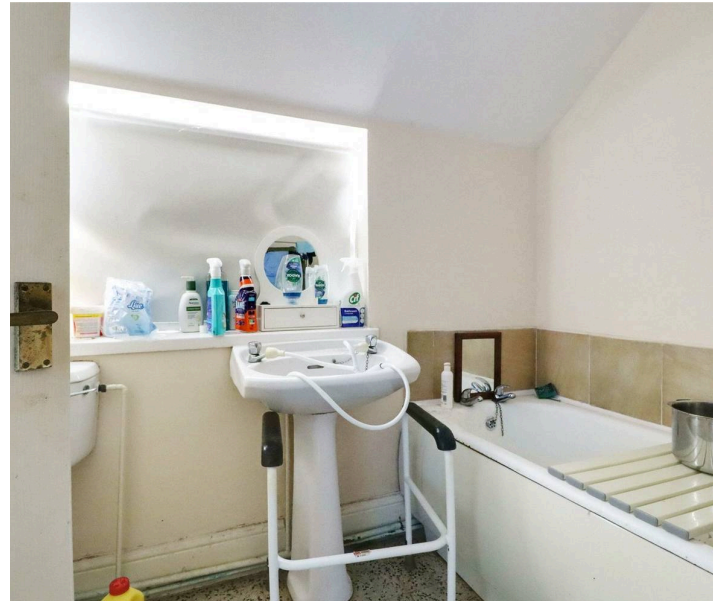
10' 10" x 6' 10" (3.30m x 2.09m). Rear uPVC double glazed window.

Double Glazing

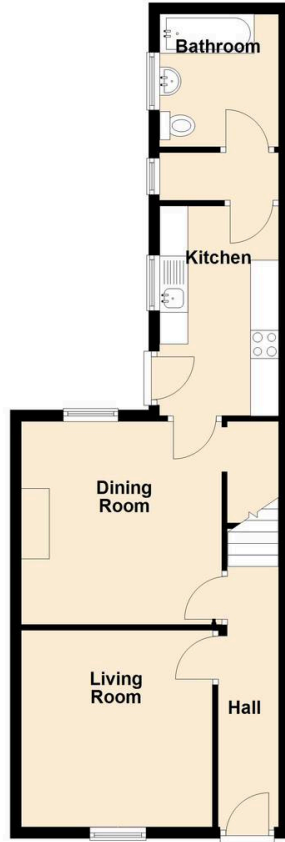
The property has uPVC double glazed windows and doors with the exception of the front entrance door.

Central Heating

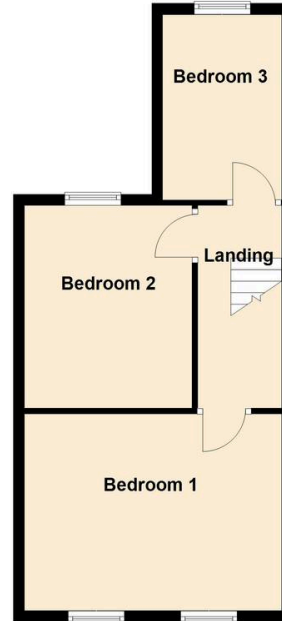
There is a gas fired central heating system to radiators via a Baxi boiler.



Ground Floor
Approx. 48.3 sq. metres (519.6 sq. feet)



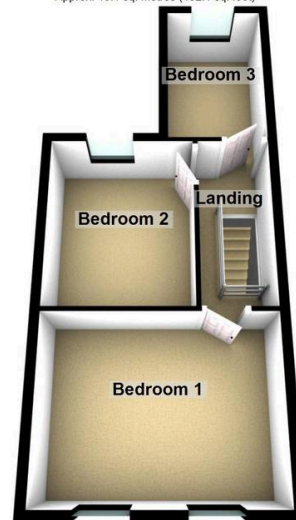
First Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



Ground Floor
Approx. 48.3 sq. metres (519.6 sq. feet)



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Total area: approx. 88.4 sq. metres (951.7 sq. feet)

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