



# No.55

Conveniently located within walking distance of a popular primary school, bakery, family pub and other amenities, this three-bedroom property is being offered with no onward chain on the close outskirts of the town.

Totally renovated throughout within the last couple of years, the property benefits from a lovely modern bathroom and kitchen, a gas fired boiler, which is still under warranty for the next one and a half years, two reception rooms and three good sized bedrooms. It has uPVC doors and windows throughout, and the new front door fitted in September last year has a 10 year guarantee. It is beautifully clean and will be offered with no onward chain, so would make an ideal home for a first-time buyer, young family, professional couple or as a great addition to a lettings portfolio for an investor.

The sellers have recently had work carried out to the roof to replace some tiles, lead flashing and have had the guttering cleaned in readiness for the market.

Located at the bottom of High Street, this section of Wyberton Low Road is a cul-de-sac with on street parking.



**Entrance** – Having a uPVC front door into the:

**Lounge 11'0 x 11'0 (3.35m x 3.35m)** – Has a uPVC door and window to the front, radiator, laminate wood grain style flooring and a fire surround.

**Dining Room 11'0 x 11'0 (3.35m x 3.35m)** – Has a door to the staircase and a door to the under-stairs cupboard. There is a uPVC window to the rear, a radiator, a continuation of the wood grain effect laminate flooring and a feature display recess with fire surround. Door to:



**Kitchen 12'0 x 6'0 (3.65m x 1.82m)** – Has a uPVC window to the side and a door to the side. There is a continuation of the laminate flooring and a modern kitchen to include worksurfaces with grey cupboard units at both base and eye level. There is a single drainer stainless steel sink unit with mixer tap over and 'metro' style wall tiles where appropriate. There is an integral electric hob and fan oven with extractor fan over and space and plumbing beneath worktop for a washing machine. A wall mounted Ideal Instinct gas fired boiler benefits from the manufacturer's warranty.

**Bathroom** – Comprises a modern three-piece suite of panel bath with mixer shower and screen over, close coupled WC and pedestal wash basin. The walls are fully tiled and there is a radiator and uPVC window to the side.

**First Floor Landing** – Has radiator and doors arranged off to:

**Bedroom One 11'0 x 11'0 (3.35m x 3.35m)** – Having a uPVC window to the front, radiator and built in cupboard.

**Bedroom Two 11'0 x 8'0 (3.35m x 2.43m)** – Having a uPVC window to the rear, radiator.

**Bedroom Three 12'0 x 6'0 (3.65m x 1.82m)** – Having a uPVC window to the rear, radiator and slight restricted headroom in part due to a sloping ceiling on one side.

**Outside** – To the rear is an enclosed garden which is laid to gravel with a paved patio and a wooden shed. A gate allows access through the garden of the property on the left to take out the bins, but there is ample room to make the rest of the garden secure.

Council Tax Band - A

Energy Performance Rating - D

Tenure - Freehold





GROUND FLOOR

1ST FLOOR



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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