



2 Copley Lane, Robin Hood - WF3 3AA

£259,950 Freehold

Charming period detached house. This delightful two (potentially three) bedroom property boasts off-street parking and characterful features throughout. No Chain

Outer Entrance Porch

Leads to...

Hallway

With staircase to First Floor.

Living Room

15' 3" x 14' 6" (4.65m x 4.42m)

With tiled fire surround and hearth, cornicing to the ceiling, two wall light points, double glazed window, double panel radiator.

Dining/Family Room

15' 4" x 14' 5" (4.67m x 4.39m)

With dual aspect double glazed windows, built in storage cupboard, stone fire surround with electric fire, double panel radiator.

Rear Entrance Hall

With Cloakroom/WC

Breakfast Kitchen

17' 4" x 6' 11" (5.28m x 2.12m)

Fitted with a matching range of light oak fronted wall and base units, worktop areas extending to breakfast bar, stainless steel sink unit, single drainer, built in oven and hob with extractor, plumbing for automatic washing machine, double glazed windows, large understairs storage cupboard, single panel radiator.

Stairs lead to First Floor Landing

Bedroom to Front

15' 4" x 14' 4" (4.67m x 4.37m)

With storage cupboard over the staircase containing central heating boiler, airing/cylinder cupboard, double glazed window, single panel radiator.

Bedroom to Front

15' 5" x 14' 6" (4.70m x 4.42m)

With double glazed window, single panel radiator.

Study/Box Room

14' 1" x 3' 10" (4.30m x 1.18m)

With double glazed window, single panel radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with separate shower cubicle with electric shower, tiling, single panel radiator.

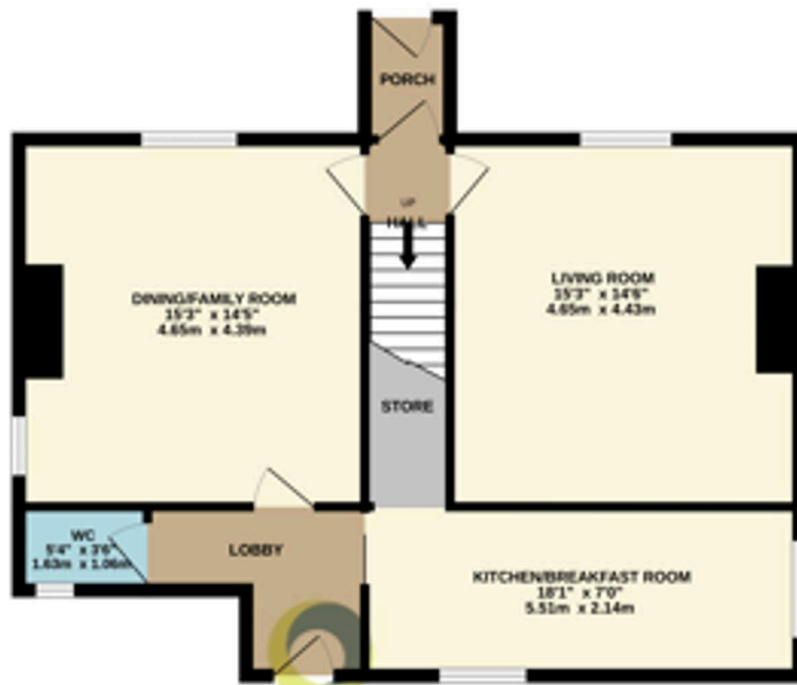
Outside

Concrete pathway to useful outside store, stone paving with stone sets to the side provides ample off street parking and potential garden all being enclosed.

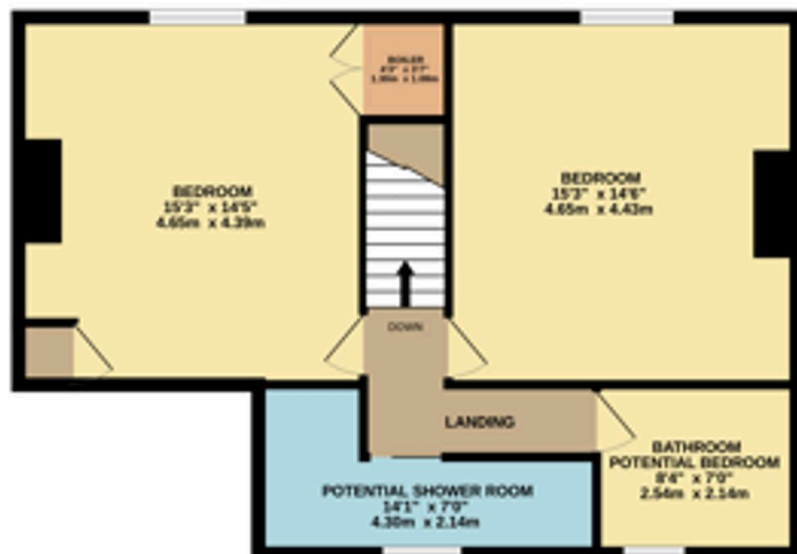




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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