

# Sinclair



69 Battram Road, Ellistown

£217,500

# 69 Battram Road

Ellistown

A well presented TWO BEDROOM END OF TERRACE HOME located in the desirable village of Battram. The property offers both spacious and contemporary accommodation over two floors which in brief comprises entrance hall, lounge, dining area, modern L-shaped fitted kitchen/diner on the ground floor. Stairs to the first floor offer two double bedrooms and a contemporary three piece shower room. Externally the property offers parking to the front via a driveway with EV charger and a well presented and sizeable garden to the rear with field views.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Bedroom
- End Terraced Home
- 15'2" Kitchen/Diner
- Driveway
- Village Location
- Field Views



## GROUND FLOOR

### Entrance Hall

Entered via a composite front door, radiator and stairs rising to the first floor.

### Lounge

11' 5" x 13' 0" (3.48m x 3.96m)

Having timber double glazed window to the front, radiator, ceiling coving and access to understairs storage. Open aspect into the dining area.

### Dining Area

6' 6" x 7' 9" (1.98m x 2.36m)

With double doors giving access to the kitchen/diner.

### L-Shaped Kitchen/Diner

14' 1" x 15' 2" (4.29m x 4.62m)

Having a range of modern wall and base units with stainless steel one and a half bowl sink and drainer unit with mixer tap, space and plumbing for appliances, integrated double oven and grill, four ring electric hob with extractor hood over radiator, tiled splashbacks, timber effect laminate flooring, double glazed window to the rear and double glazed French doors giving access and views over the garden.



## FIRST FLOOR

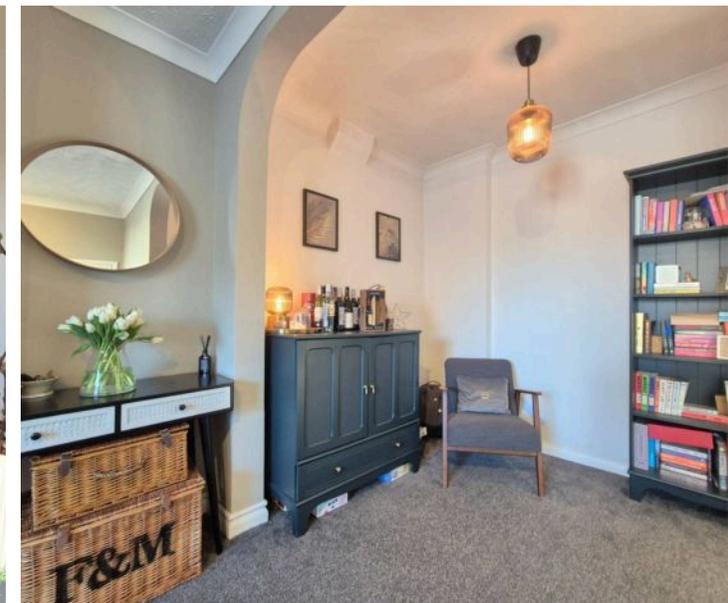
### Landing

Stairs rise to the first floor and give access to all rooms.

### Bedroom One

8' 4" x 11' 8" (2.54m x 3.56m)

Having timber double glazed window to the front, radiator and over stairs storage housing the 2022 gas fired central heating boiler.



### Bedroom Two

8' 8" x 9' 6" (2.64m x 2.90m)

Having timber double glazed window to the rear.

### Shower Room

6' 2" x 5' 6" (1.88m x 1.68m)

Has a contemporary three piece white suite comprising double shower enclosure, low level push button w.c, vanity wash hand basin with mono bloc mixer tap, part tiled walls, extractor fan, column radiator double glazed opaque window to side and timber effect laminate flooring.

### Garden

The rear garden offers a combination of paved patios whilst being mostly laid to lawn with pebbled borders and further rear patio all within an enclosed fenced and hedgerow boundary, garden shed, side gated access and outside tap.

### Driveway

The driveway is a combination of block paving and gravel which provides off road parking for multiple vehicles with stone shingling edging and EV charging unit.







**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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