

Sinclair



13 Station Road, Hugglescote

£179,950

13 Station Road

Hugglescote

This traditionally styled TWO DOUBLE BEDROOM TERRACE HOME occupying a central location in between Ellistown and Hugglescote comes to the market featuring lounge, dining room and kitchen to the ground floor with stairs rising to the first floor landing offering two double bedrooms and a large three piece bathroom suite whilst to the outside, the property benefits from a private rear garden and low maintenance frontage (application submitted for potential off road parking). Ideal for young families or first time buyers. Early viewings come highly advised in order to avoid disappointment.

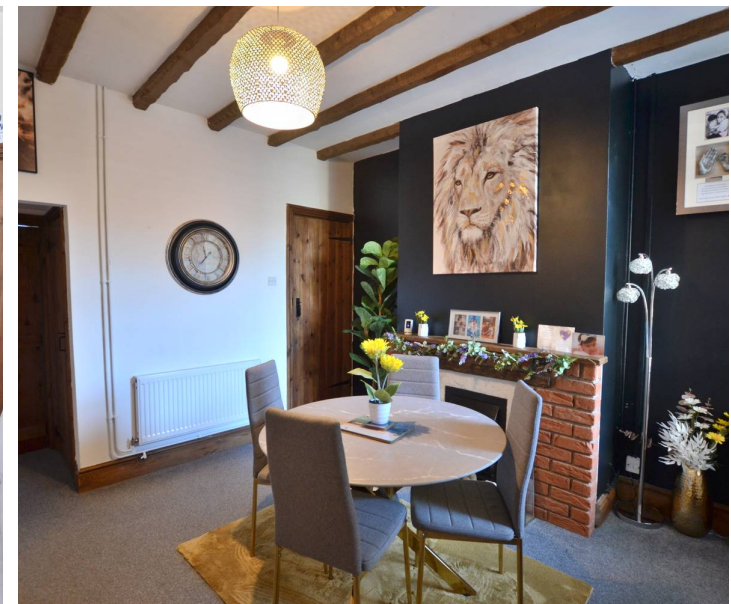
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Double Bedrooms
- Traditionally Styled
- Modernised
- Lounge & Dining Room
- Parking Application Submitted
- First Floor Bathroom



GROUND FLOOR

Lounge

12' 0" x 10' 9" (3.66m x 3.28m)

Having an electric effect log burner, a uPVC front door and exposed timber beams.

Dining Room

11' 9" x 10' 9" (3.58m x 3.28m)

Having stairs rising to the first floor with access to under stairs storage, exposed timber beams, uPVC double glazed window to rear, an electric effect Adam style fireplace with bricks surround and tiled hearth and giving way to the kitchen.

Kitchen

13' 4" x 5' 9" (4.06m x 1.75m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a freestanding four ring gas cooker, sink and drainer unit, space and plumbing for appliances, gas fired central heating boiler, two uPVC double glazed windows to side with adjacent uPVC side door and having exposed timber beams.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the three piece bathroom suite, two double bedrooms and comprises a loft hatch.

Bedroom

12' 1" x 12' 9" (3.68m x 3.89m)

Having a uPVC double glazed window to front.

Bedroom

12' 0" x 9' 9" (3.66m x 2.97m)

Having a uPVC double glazed window to rear.



Bathroom

13' 7" x 7' 9" (4.14m x 2.36m)

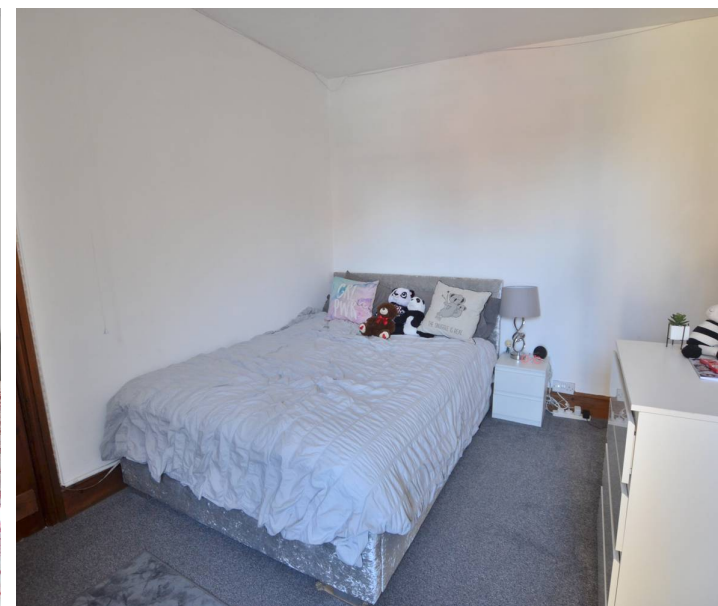
This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with splash screen and electric shower over, an airing cupboard house in the hot water cylinder, vinyl flooring, part tiled walls and an opaque uPVC double glazed window to rear.

Rear Garden

Enjoying a brick store accessible via a paved courtyard, which in turn gives way to a stone shingled area, partitioning a well maintained lawn with raised timber decking surrounded by timber feather board fence panelling and benefiting from an out house w.c.

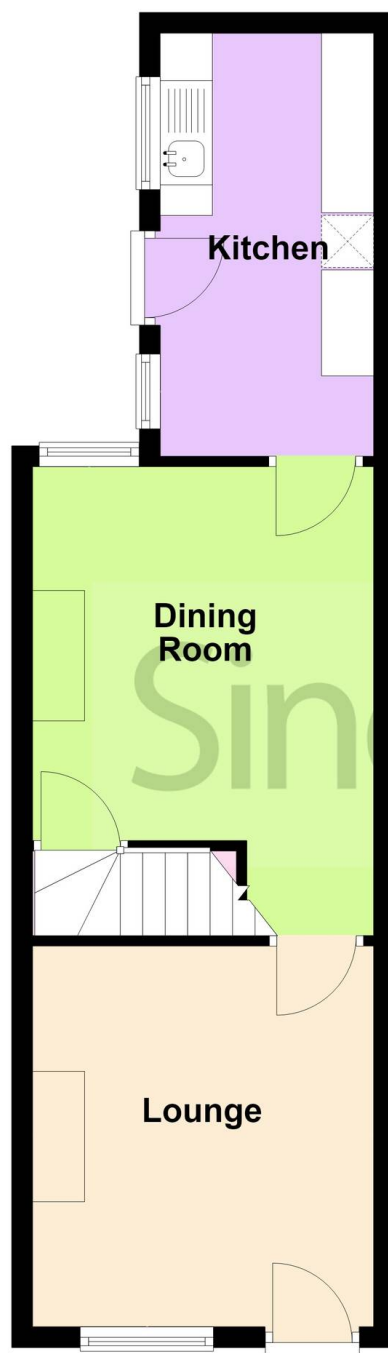
Front Garden

Having stone shingled area with pathway and steps to the front door with box hedging and timber picket fencing. Please note that the current seller has applied for permission for parking on the front of the property, this is awaited.





Ground Floor



First Floor





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