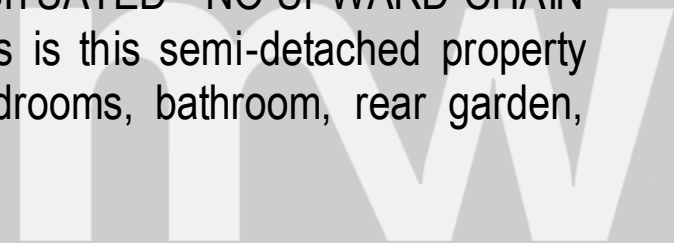




Birchwood Avenue
Dordon
(O.I.R.O) **£200,000**

*** EXCELLENT FIRST TIME BUY - VERY WELL SITUATED - NO UPWARD CHAIN
***. For sale with MARK WEBSTER estate agents is this semi-detached property briefly comprising: Lounge, kitchen/diner, two bedrooms, bathroom, rear garden, garage and off road parking. Viewing is essential.



ENTRANCE HALL

Opaque double glazed entrance door, double panelled radiator, stairs leading off to the first floor landing and a door to the lounge.

LOUNGE

14' 5" x 9' 5" (4.39m x 2.87m)

Double glazed window to front aspect, single panelled radiator, door to an under stairs storage cupboard and a further door to the kitchen/diner.

KITCHEN/DINER

12' 6" x 9' 3" (3.81m x 2.82m)

Two double glazed windows to rear aspect, double glazed door leading out to the rear garden, double panelled radiator, range of fitted base and eye level units, roll edge work surfaces, inset electric single oven, gas hob, plumbing for a washing machine, space for a fridge freezer, tiled splash back areas.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

12' 6" x 11' 5" maximum (3.81m x 3.48m)

(5' 4" x 9' 6" minimum) Two double glazed windows to front aspect, door to an over stairs storage cupboard, further door to a useful storage cupboard and a double panelled radiator.

BEDROOM TWO

9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed window to rear aspect, door to a useful storage cupboard and a double panelled radiator.

SHOWER ROOM

6' 2" x 6' 3" (1.88m x 1.91m)

Opaque double glazed window to rear aspect, low level WC, pedestal wash hand basin and a panelled shower enclosure.



TO THE EXTERIOR

There is a small lane to the front with a side tandem driveway providing off road parking and access to a single detached garage with power. The rear garden has a block paved patio area, lawn and fenced boundaries.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

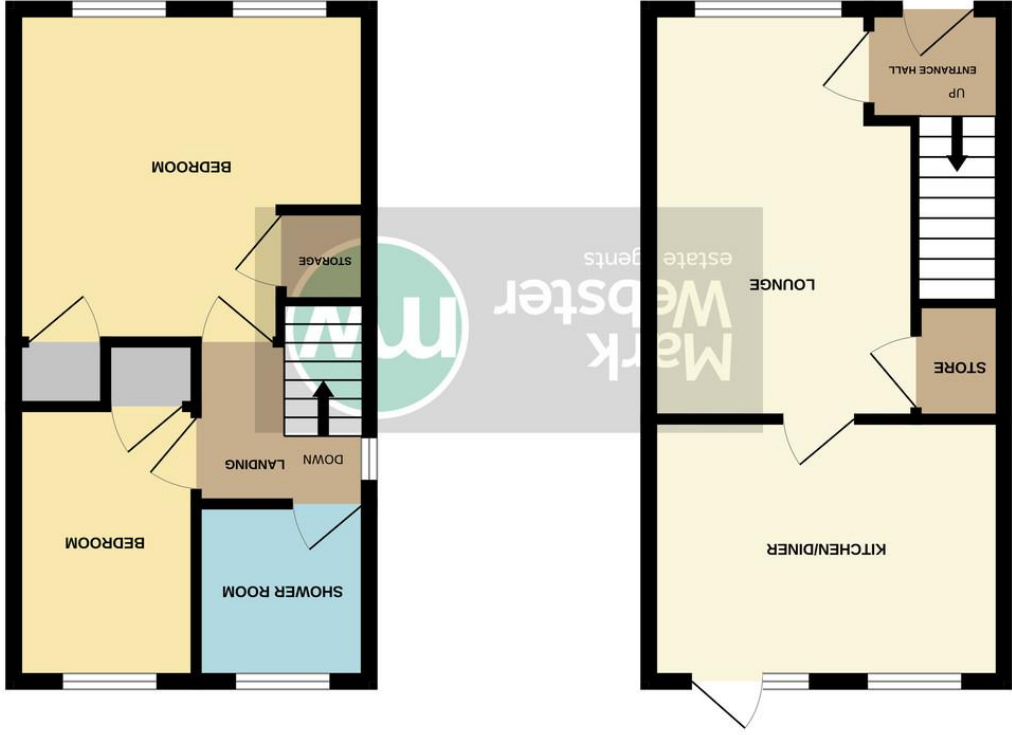
COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



Floorplan

GROUND FLOOR (27.5 sq.m.) approx.
1ST FLOOR 296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.
While 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 mis-statement. 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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