



Johnson Street
Wood End
£230,000

*** EXCELLENTLY SITUATED - BEAUTIFULLY PRESENTED THROUGHOUT - POPULAR VILLAGE LOCATION ***. For sale with MARK WEBSTER estate agents is this spacious property briefly comprising: Lounge, kitchen, dining room, two double bedrooms, refitted bathroom and a rear garden. Viewing is essential.

LOUNGE

11' 1" x 13' 0" (3.38m x 3.96m)

Having an attractive composite style entrance door, double glazed window to front aspect, double panelled radiator, feature fireplace with coal effect gas fire and a door to...

KITCHEN

10' 10" x 13' 1" (3.3m x 3.99m)

Double glazed window to rear aspect, stairs leading off to the first floor landing, tiled floor, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, composite style sink, induction hob, space for an eye level electric double oven, integrated dishwasher, integrated fridge/freezer, space for a washing machine, unit housing the central heating boiler, door to a useful under stairs storage cupboard and an opening to...

DINING ROOM

9' 4" x 6' 10" (2.84m x 2.08m)

Double glazed window to rear aspect, tiled floor, double panelled radiator and a door giving access to the rear garden.

FIRST FLOOR LANDING

Access to roof space and doors to...

BEDROOM ONE

11' 2" x 10' 6" to fitted wardrobes (3.4m x 3.2m)

Double glazed window to front aspect, double panelled radiator and fitted wardrobes.

BEDROOM TWO

11' 2" x 10' 1" (3.4m x 3.07m)

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

BATHROOM

9' 4" x 6' 10" (2.84m x 2.08m)

Opaque double glazed window to rear aspect, panelled walls, heated towel rail, useful vanity storage unit with wash basin and low level WC, panelled bath and a corner shower enclosure with mixer style shower over.



TO THE EXTERIOR

The enclosed rear garden has a good sized paved patio area and a further lawn with mature planted borders.

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.





Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm

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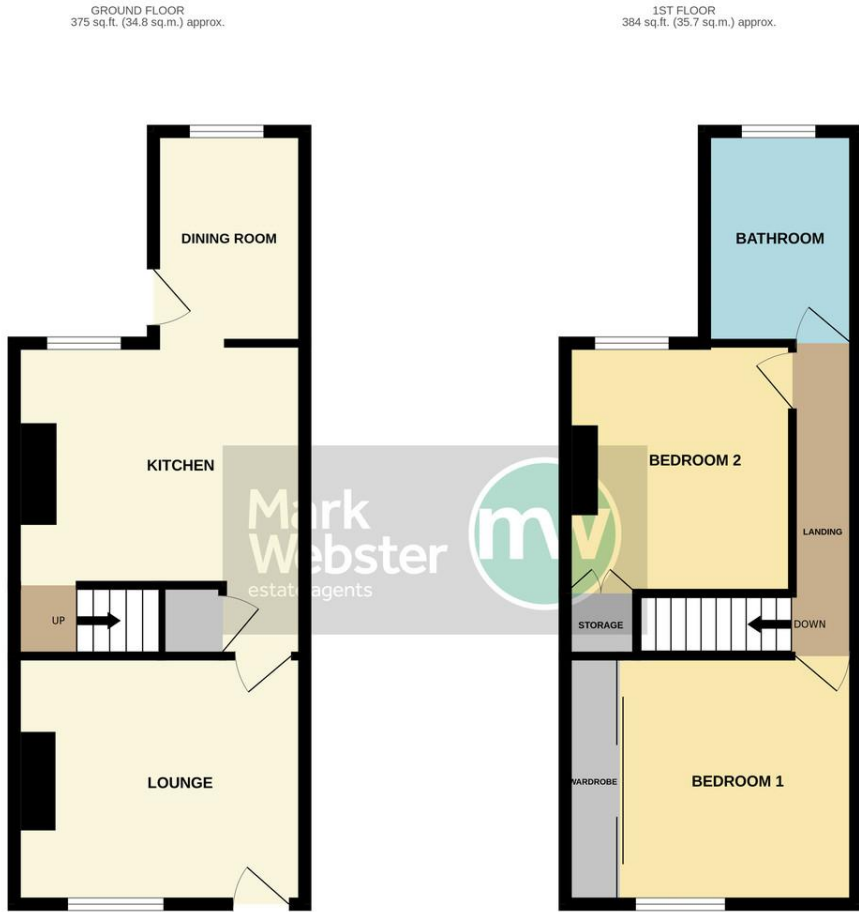
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Rating:



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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 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 can be given for their reliability or efficiency can be given.

Floorplan