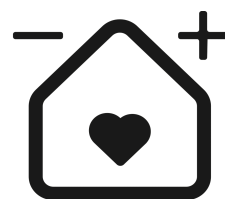




13 Church Road, Rhoose

£145,000 Leasehold

SPACIOUS TWO BEDROOM MAISONETTE • PRIVATE GROUND FLOOR ENTRANCE • 1ST FLOOR HALL; SPACIOUS LIVING ROOM
• MODERN KITCHEN WITH OVEN, HOB AND FRIDGE • SMALL BALCONY AREA & DRIVEWAY PARKING • SPACIOUS REAR GARDEN (OVERGROWN) • TWO DOUBLE BEDROOMS; MODERN SHOWER ROOM/WC • CENTRAL SPOT - EASY ACCESS TO AMENITIES • NO ONWARD CHAIN - IDEAL FIRST PURCHASE • EXCELLENT EPC RATING OF C77



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2 DOUBLE BEDROOM MAISONETTE WITH OFF ROAD PARKING AND NO ONWARD CHAIN:

Situated centrally in Rhooose and hence within easy access of the shops, bus stop and rail station is this first floor maisonette.

The property is accessed from a private entrance and stairs lead up to the accommodation which comprises a hall, spacious lounge, modern kitchen with appliances, a balcony, two double bedrooms and a modern shower room/WC.

Outside there is parking to the front and side access leads to a stone shed and a good size but overgrown rear garden.

Over recent years, major works have been completed to the property to include a new roof, thermo-block insulation, new downpipes and guttering. The EPC rating is C77 which is excellent!

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground floor entrance

Accessed via a private off-road parking area and/or separate shared pathway and with a uPVC door with leading into the private entrance hall which has some storage and stairs up to the first floor.

Entrance Hall (First Floor)

The landing/hall has a laminated flooring, front uPVC window and a radiator. Doors give access to the two bedrooms, the living room, the shower room and also a handy storage cupboard.

Lounge

13' 11" x 12' 7" (4.24m x 3.84m)

A large reception room with laminated flooring, focal point of a modern fireplace and surround with log effect electric fire inset plus radiator. A glass panel door leads to the kitchen.



Kitchen

9' 5" x 8' 6" (2.86m x 2.59m)

A good size kitchen which is well appointed with matching eye level and base units complemented by natural wood style worktops which have a four ring ceramic hob inset plus stainless steel sink unit. Waist level electric oven, refrigerator and slot in space for other appliances as required. Wood effect vinyl flooring radiator and rear uPVC window and door leading to a balcony. Two doors access to the kitchen cupboards.

13' 11" x 12' 7" (4.24m x 3.84m)

A carpeted double bedroom with rear uPVC window and



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Bedroom 1
12' 2" x 10' 8" (3.71m x 3.25m)

A carpeted double bedroom with rear uPVC window and



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