



Good Choice are proud to offer for sale with NO UPPER CHAIN this Victorian terraced property situated in the popular area of 'Poet's Corner' in Kingsley, near to local amenities, schools and parks.

Accommodation includes entrance hall, lounge/diner, kitchen, utility area and bathroom. To the first floor are three bedrooms. Outside are generous rear gardens. Other benefits include double glazing, gas radiator heating and a cellar. (B/80m2/M)

Key Features:

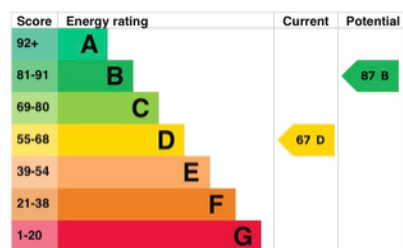
- NO UPPER CHAIN
- SPACIOUS PROPERTY
- LOUNGE DINER
- KITCHEN
- UTILITY AREA
- BATHROOM
- THREE DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- CELLAR
- COUNCIL TAX BAND B
- NEAR TO LOCAL AMENITIES, SCHOOLS & PARKS



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For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



The graph shows this property's current and potential energy rating.

Entrance Hall

Entered via a timber front door, stripped floorboards, stairs to the first floor, radiator and opening to the lounge diner.

Lounge Diner

6.76m x 3m (22'2 x 9'10)

Stripped floorboards, two radiators, double glazed windows to the front and rear, cable/satellite point and opening to the kitchen.

Kitchen

3.4m x 2.24m (11'2 x 7'4)

Vinyl tiled flooring, base and wall units, work tops, stainless steel sink and drainer, space for a gas cooker, fridge freezer and dishwasher, door to the cellar, door to the garden and door to the utility area.

Utility Area

2.13m x 1.07m (7' x 3'6)

Vinyl tiled flooring, storage, boiler, space for a washing machine and door to the bathroom.

Bathroom

2.26m x 2.13m (7'5 x 7')

Vinyl flooring, bath with shower over, WC, pedestal wash basin, radiator, double glazed window to the rear, tiled walls and radiator.

Cellar

Consumer unit, meters, radiator and storage.

First Floor Landing

Carpet, loft access (ladder, light, part boarded) and doors to:

Bedroom 1

4.31m x 3.13m (14'2 x 10'3)

Carpet, double glazed window to the front and radiator.

Bedroom 2

3.49m x 2.67m (11'5 x 8'9)

Carpet, double glazed window to the rear and radiator.

Bedroom 3

3.37m x 2.22m (11'1 x 7'3)

Carpet, double glazed window to the rear and radiator.

Rear Garden

South facing, fence enclosed, mainly laid to low maintenance gravel with borders, shrubs, trees, raised beds and patio seating area. Shed, tap and power point.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.