





HOUSE AND SON

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Guide Price £160,000–£170,000

A very well-presented ground floor garden flat conversion situated in a popular and convenient location just off Winton High Street, making it an ideal first-time purchase or buy-to-let opportunity.

The property comprises its own private entrance, a fully fitted kitchen with floor and wall-mounted storage units, an integrated gas hob, electric oven, and under-counter fridge/freezer. There is also a modern, fully tiled shower room featuring a walk-in shower, WC, vanity unit, and integrated washing machine.

Further accommodation includes a 'cosy living room' overlooking the garden and a spacious double bedroom with a feature bay window.

Outside, the property boasts a secluded, private, South-Facing Garden, a generous decking area and a summer house chalet to the rear.

LIVING ROOM

12' 6" x 10' 0" (3.81m x 3.05m)

Reception room with window to the rear aspect, feature fireplace surround and fitted shelving. Space for seating and dining furniture.

KITCHEN

8'10" x 9'5" (2.69m x 2.87m), extending to 14'9" into recess

Fitted with a range of wall and base units with work surfaces over, inset sink and drainer, oven and hob with extractor above, space for appliances and tiled splashbacks. Window to the side aspect and useful recessed area for storage or dining space.

BEDROOM

14' 0" x 11' 2" (4.27m x 3.4m)

Spacious Double bedroom with window to the front aspect and space for freestanding furniture.



SHOWER ROOM

Fitted with a walk-in shower enclosure, low level WC and wash hand basin with vanity storage. Tiled walls, radiator and obscured side window.

OUTSIDE

Outside, the property benefits from a secluded South-Facing Private Garden predominantly with a generous sized decking/entertainment area providing an ideal space for outdoor dining and enjoying the sun throughout the day.

Studio/Chalet- Timber chalet to the rear with dual opening doors, creating a versatile space and a 'perfect retreat' for all ages.

TENURE:

113 Year Lease

(125 years from 1 October 2014)

Maintenance £1,165 per annum

Ground Rent £200 per annum.

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DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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On Order