



Iber Grove, TS25 3HH
2 Bed - House - End Terrace
£99,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



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Iber Grove, TS25 3HH

Positioned on a favourable corner plot, this spacious two bedroom end terraced property on Iber Grove is in a popular part of the Owton Manor Estate and within walking distance of the Fens shops. Tastefully upgraded and modernised, the home would make an ideal purchase for a first time buyer or possible investment opportunity and comes with an internal viewing recommended. The accommodation is warmed by gas central heating (we understand the boiler was installed four and a half years ago), features uPVC double glazing (which we understand is 'Grade Gold') and briefly comprises: entrance hall with stairs to the first floor and access to a dual aspect family lounge with feature fire surround, gas fire and French doors to the rear garden. The modern kitchen/diner is fitted with units to base and wall level and offers space for free standing appliances. To the first floor are two good size bedrooms with storage, they are served by the modern white and chrome family bathroom. Externally are gardens to the front and rear. A useful 'lean-to' storage area to the side of the property is accessed to the front and rear with additional access from the kitchen. Externally, the rear and side gardens are fully enclosed and have been landscaped for easy maintenance. The enclosed front garden is laid to lawn.

GROUND FLOOR

ENTRANCE

6'1 x 3'6 (1.85m x 1.07m)

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE

10'6 x 15'1 (3.20m x 4.60m)

Dual aspect with uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect gas fire with modern surround, radiator.

KITCHEN

11'1 x 15' (3.38m x 4.57m)

Fitted with a range of modern wall, base and drawer units with contrasting work surfaces and centre island, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine, dishwasher and dryer, space for fridge/freezer, uPVC double glazed windows to rear and side, uPVC double glazed glass panelled door opening onto the side of the property.

FIRST FLOOR

LANDING

6'3 x 5'7 (1.91m x 1.70m)

uPVC double glazed window to rear, loft access, radiator.

BEDROOM 1

10'4 x 15'2 (3.15m x 4.62m)

uPVC double glazed window to rear, radiator.

BEDROOM 2

11'1 x 9'2 (3.38m x 2.79m)

uPVC double glazed window to side, radiator.

FAMILY BATHROOM

7'11 x 5'8 (2.41m x 1.73m)

Modern white and chrome suite with 'P' shape panelled bath, electric shower over and glass shower screen, pedestal wash hand basin, low level WC, heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

Positioned on a favourable corner plot, the rear and side gardens are fully enclosed and have been landscaped for easy maintenance. The enclosed front garden is laid to lawn.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Ground Floor



Floor 1

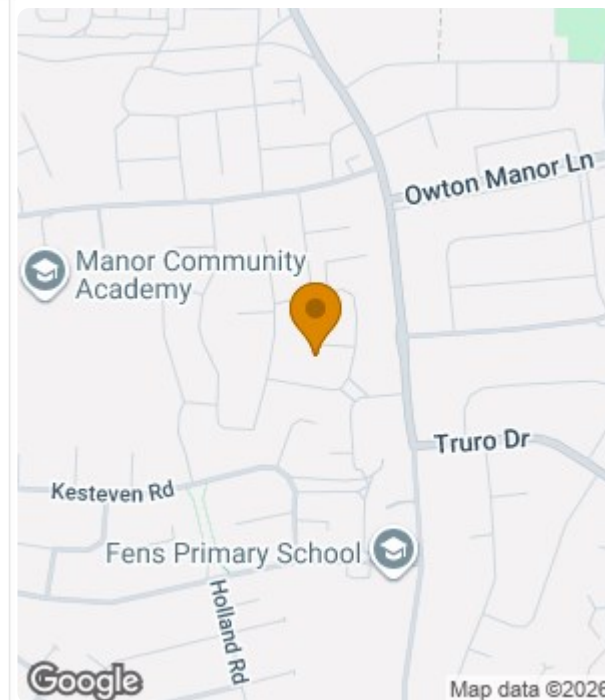


Approximate total area[®]
723 ft²
67.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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