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Description

We are pleased to offer for sale this spacious End of terrace house which is situated in a close and in good proximity to local amenities and schools. The accommodation in brief comprises of entrance hall, kitchen, spacious living/dining room, conservatory and on the first floor are three nice size bedrooms. Outside is a driveway providing off road parking and a West facing rear garden. Viewing is advised

Key Features

- End of Terrace House
- West Rear Garden
- Conservatory
- Council Tax Band - C
- Freehold
- Three Bedrooms
- Driveway
- EPC Rating - D
- Spacious Living/Dining Room
- Viewing Advised





Entrance

Front Door, radiator, under stairs storage cupboard, wall mounted electric circuit board

Kitchen

2.97 x 2.86 (9'8" x 9'4")

Measurements to include fitted units with single bowl and single drainer sink unit, range of units and draws under and over worktop surfaces, part tiled walls, plumbing and space for washing machine and dishwasher, integrated oven hob and extractor fan, wall mounted gas fired boiler and double glazed window.

L-shaped Lounge/ Dining Room

4.83 x 4.74 > 3.31 (15'10" x 15'6" > 10'10")

Double glazed window, two radiators, fireplace and doors leading to

Conservatory

3.51 x 3 (11'6" x 9'10")

Double glazed windows and doors leading out into the garden.

Landing

Double glazed window, Storage cupboard, airing cupboard housing the hot water tank.

Bedroom One

3.58 x 2.89 (11'8" x 9'5")

Measurements are not to include Built in storage cupboard, window, radiator, access to loft space

Bedroom Two

3.48 x 2.41 (11'5" x 7'10")

Measurements are not to include Built in storage cupboard, window and radiator.

Bedroom Three

2.48 x 2.3 (8'1" x 7'6")

Window

Bathroom/WC

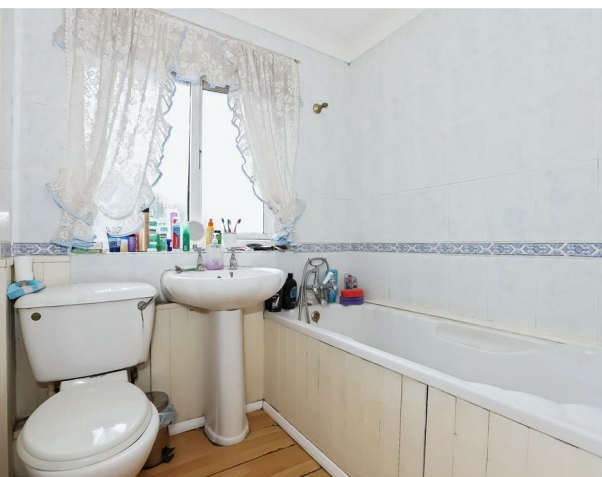
Low level WC, wash hand basin, bath with mixer tap and shower attachment, window, radiator

Garden

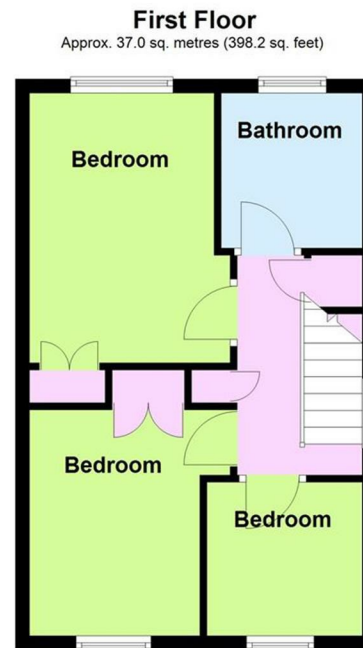
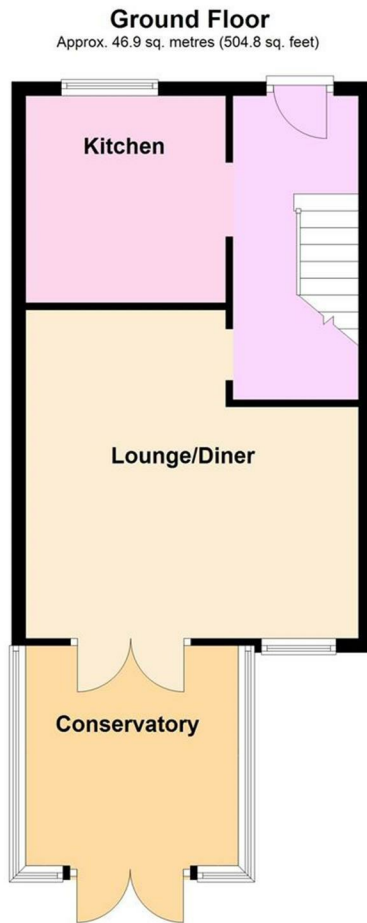
Rear lawned garden with fencing and side access

Driveway

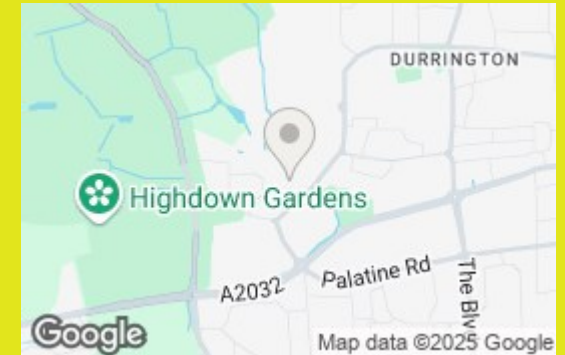
providing off road parking



Floor Plan Ashburnham Close



Total area: approx. 83.9 sq. metres (903.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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