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C



Description

We are pleased to offer a nicely presented Terraced house located in a cul-de-sac in the popular West Durrington area, with good access to local shops, schools and other amenities. The property provides a entrance hall, living/dining room and fitted kitchen and on the first floor there are two double bedrooms and a bathroom. This property also benefits from gardens to the front and rear, garage in a nearby block, gas fired central heating and double glazing and no ongoing chain. Viewing is advised.

Key Features

- Terraced House
- Living/Dining Room
- Garage
- Council Tax Band - C
- Two Double Bedrooms
- Freehold
- EPC Rating - C
- No Chain



**Entrance Hall**

double glazed front door, radiator, electric fuse board and part glazed door into lounge/dining room

Lounge/Dining Room

5.7 x 3.8 (18'8" x 12'5")

Measurements include the staircase, double glazed window to front, radiator, stairs to first floor and archway through to kitchen.

Kitchen

3.78 x 2.46 (12'5" x 8'1")

Measurements are to include the fitted units with a range of wall and base units with corner display shelf and glass fronted cabinet, rolled edge worktop, breakfast bar, one and half bowl stainless steel sink with mixer tap and drainer, part tiled walls, space for and supply for a gas cooker, space and plumbing for a washing machine and space for a fridge/freezer, wall mounted boiler and programmer.

First Floor Landing

radiator, access to loft space.

Bedroom One

3.8 x 3.186 (12'5" x 10'5")

Measurement to include the built in wardrobes with hanging rails and shelving, double glazed window and radiator.

Bedroom Two

3.78 x 2.49 (12'5" x 8'2")

With double glazed window to rear, radiator, recessed storage cupboard.

Bathroom/w.c

Fitted with a suite comprising panelled bath with shower over, pedestal wash hand basin and wc, part tiled walls, heated towel rail.

Front Garden

Laid to lawn with shrub border,

Rear Garden

Being mainly laid to lawn, decking, fencing and a rear access gate

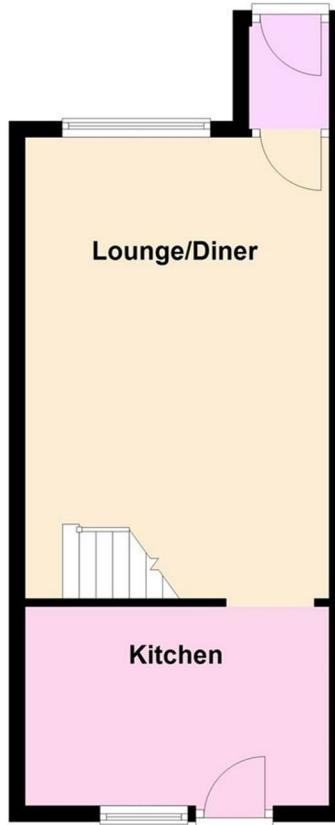
Garage in Compound

which is accessed via Edmonton Road

Floor Plan Edmonton Road

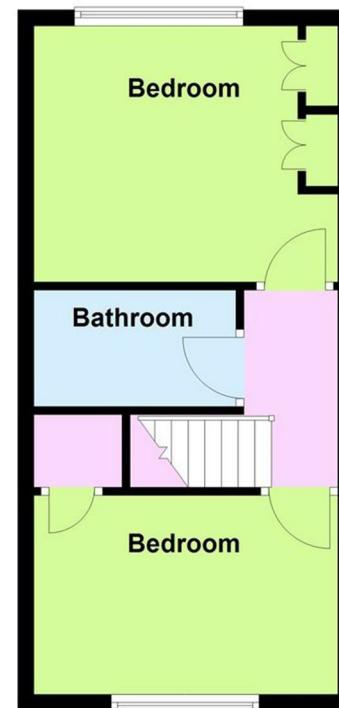
Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 64.5 sq. metres (694.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(81-91)	B	70
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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.

**Robert
Luff & Co**