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## Description

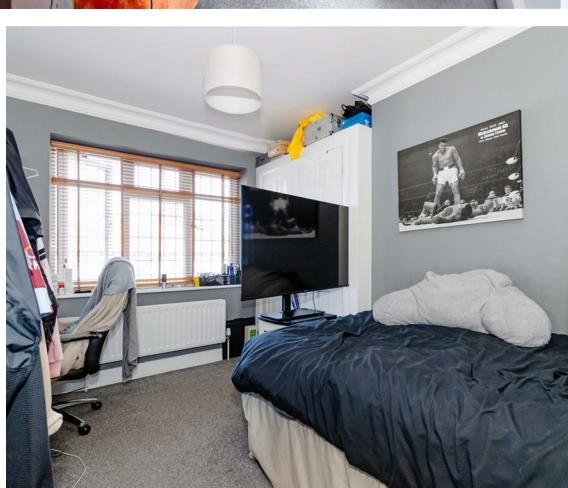
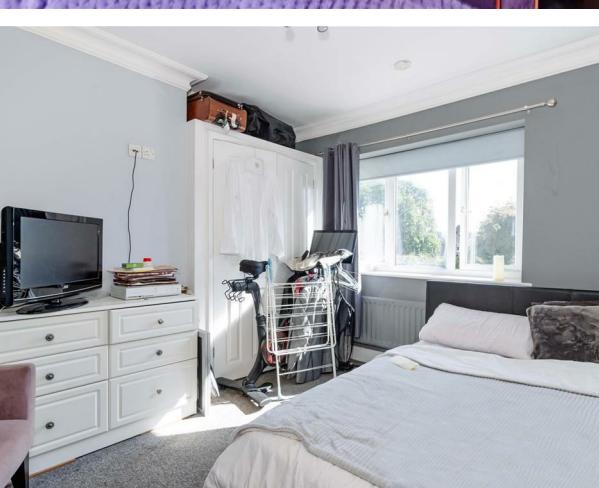
Robert Luff & Co are delighted to offer to the market this well presented four bedroom mid-terrace house situated in the heart of Broadwater with local amenities, supermarkets, parks, schools, bus routes and mainline station all nearby. Accommodation offers entrance hall, kitchen, dining room and lounge. Upstairs has three bedrooms, a family bathroom, and a loft room with shower. Other benefits include off road parking for two cars.



## Key Features

- Mid-Terrace Family Home
- Three Bedrooms
- Loft Room
- Two Reception Rooms
- Off Road Parking
- South Westerly Aspect Rear Garden
- Summer House
- EPC Rating - TBC
- Council Tax Band C
- Freehold





### Front Door

Opening into:

### Entrance Hall

Radiator. Exposed wooden flooring.

### Kitchen

**4.35 x 1.82 (14'3" x 5'11")**

Fitted kitchen with a range of base and wall units. Integrated oven. Integrated gas hob with extractor fan over. Tiled splashback. Under stair cupboard.

### Further Kitchen Area

**4.36 x 2.49 (14'3" x 8'2")**

Radiator. One and a half bowl sink with drainer. Space and plumbing for dishwasher and washing machine. Wall mounted combi boiler. Double glazed window to rear. Velux window. Double glazed doors out to rear garden.

### Dining Room

**3.62 x 2.67 (11'10" x 8'9")**

Opening to kitchen and reception area.

### Lounge

**4.33 into bay x 3.10 (14'2" into bay x 10'2")**

TV point. Telephone point. Fireplace. Radiator. Double glazed bay window to front.

### First Floor Landing

### Bedroom Four

**2.05 x 1.82 (6'8" x 5'11")**

Radiator. Double glazed window to front.

### Bedroom Three

TV point. Radiator. Fitted wardrobes. Double glazed window to rear.

### Bedroom Two

Radiator. Fitted wardrobes. Double glazed window to front.

### Bathroom

Panel enclosed corner bath. Dual button WC. Single pedestal wash hand basin. Tiled walls. Tiled flooring. Towel rail. Double glazed frosted window to rear.

### Second Floor Landing

### Loft Room

**5.57 x 3.66 (18'3" x 12'0")**

Radiator. Eaves storage. Double glazed window to rear. Double glazed Velux window to front with views of The Downs.

Shower cubicle. Single pedestal wash hand basin. Low level flush WC. Part tiled walls. Tiled floor. Radiator. Double glazed window to rear.

### Rear Garden

South Westerly facing. Fence enclosed. Laid to lawn. Patio area to front and middle. Storage shed. Summer house. Outside power.

## Driveway

Off road parking for two cars.



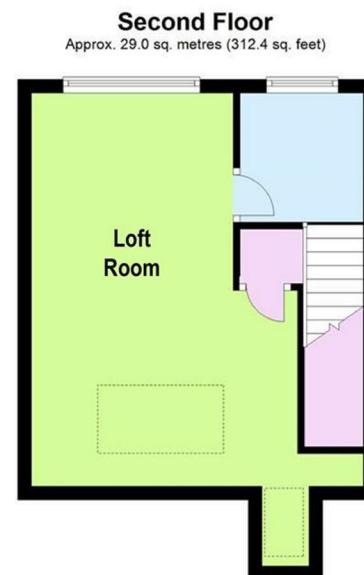
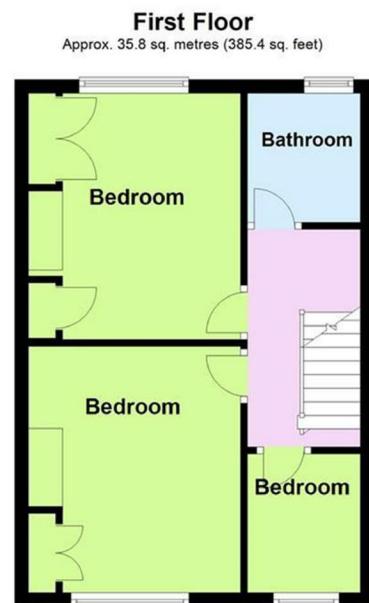
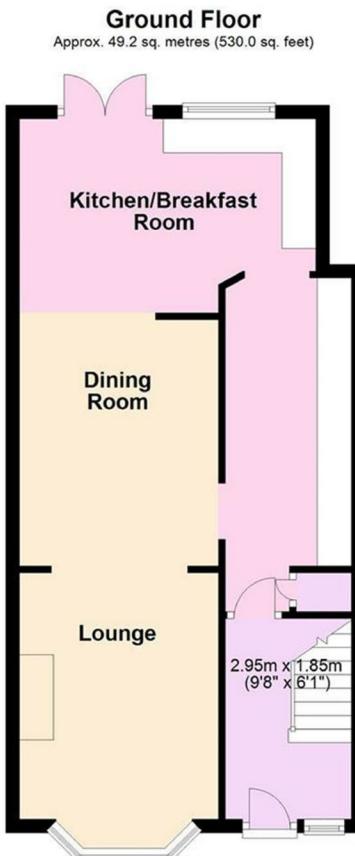


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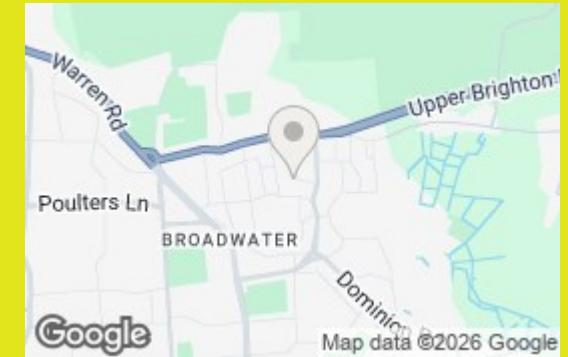
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Robert  
Luff  
& Co

## Floor Plan Downlands Avenue



Total area: approx. 114.1 sq. metres (1227.8 sq. feet)



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

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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