







9 St Nicholas Close, Richmond, DL10 7SP

Offers over £140,000

marcus alderson estate agents

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ENTRANCE VESTIBULE
Front door leading into entrance vestibule with laminate flooring, central heating radiator and built in cupboard housing the Ideal combination boiler. Door to entrance reception.

ENTRANCE RECEPTION
Doors to garage, kitchen, bathroom/w.c, lounge and bedroom

LOUNGE 4.446 x 3.571 (14'7" x 11'8")
UPVC French doors with matching side windows to the rear leading to the garden. Feature stone fireplace surround with wood mantle incorporating a modern log effect electric fire, TV and Sky points. Ceiling coving and central heating radiator.

KITCHEN 2.640 x 2.947 (8'7" x 9'8")
One and half sink unit fed by swan neck mixer tap, fitted with base, drawer and wall units with contrasting worktop surfaces having tiling to up stands and splash areas. Void for electric cooker and further void for dryer and plumbing for automatic washer. Single panelled radiator, laminate flooring, ceiling coving and UPVC window to front.

BEDROOM 2.362 x 4.172 into robes (7'8" x 13'8" into robes)
UPVC window to rear, central heating radiator and built in wardrobes (no doors)

BATHROOM/W.C
Panelled bath with mixer taps, glass shower screen and shower mixer bar, low level w.d, pedestal hand basin with mixer tap, feature tiling to part walls. Heated chrome towel oil, laminate flooring, built in shelf unit, extractor fan and UPVC window to rear.

EXTERNALLY
Benefiting from a rear enclosed lawned garden.

GARAGE
With driveway for parking, Up and over door, power and light.

Notes

Yearly Insurance £319.00
Lease Hold - 999 year lease, started 1987



