



homezone

£325,000 Freehold

8 Gainsborough Ct

Beckenham, BR3 1QY

- WELL MAINTAINED ONE BEDROOM TERRACED HOUSE
- QUIET POPULAR CUL DE SAC LOCATION
- OPEN PLAN LOUNGE/DINER/KITCHEN
- EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM/WC
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- COURTYARD GARDEN
- ALLOCATED PARKING SPACE
- EASY ACCESS TO BECKENHAM TOWN CENTRE
- 7 MINUTES' WALK TO NEW BECKENHAM STATION & 13 MINUTES' WALK TO BECKENHAM JUNCTION



Homezone Property Services - Beckenham

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We are delighted to offer to the market this well maintained, attractive, one bedroom mid-terrace house built by Global Homes in 1982, located in a peaceful cul-de-sac in the heart of Beckenham, ideally situated for Beckenham Place Park and Town Centre.

The property comprises: entrance hall, downstairs cloakroom with WC, spacious open plan lounge, kitchen and dining room, one double bedroom and a modern en-suite bathroom with shower over bath. Other features include: gas central heating, double glazing and a generous amount of useful built in storage in the form of a large walk in under-stairs cupboard in the lounge that could be re-incorporated into the main living area and a walk-in wardrobe in the master bedroom.

To the front of the property is small area of garden with a mature planted border, a small storage cupboard, outside lighting and allocated parking space. To the rear of the property, a private, secluded, courtyard style paved garden with an attractive raised planted border.

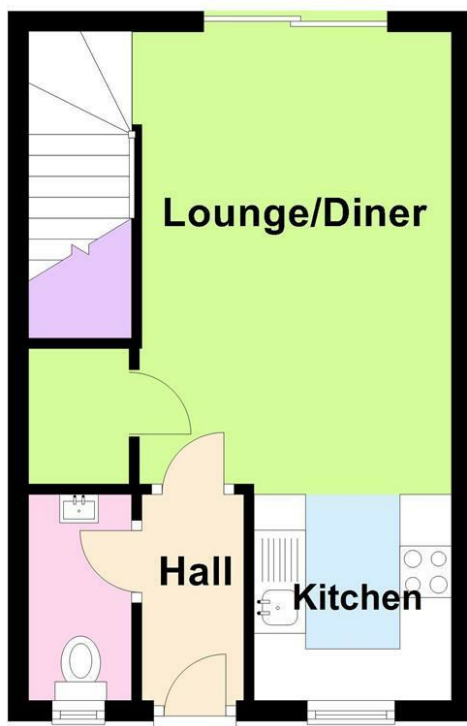
Nearest stations include New Beckenham (7 minutes' walk) and Beckenham Junction mainline railway station/Tram Stop (13 minutes' walk). Local bus services serving Beckenham and Bromley Town Centres available close by.

This would make an ideal first time purchase or investment property and an early viewing is highly recommended.



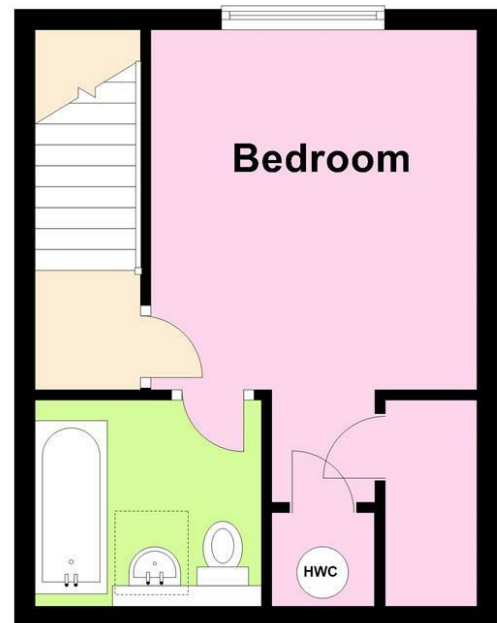
Ground Floor

Approx. 26.6 sq. metres (286.6 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.1 sq. feet)



Total area: approx. 50.6 sq. metres (544.7 sq. feet)

Entrance Hall

Canopied entrance with dustbin storage cupboard, outside light, wall mounted cupboard housing gas meter, outside tap and white uPVC part glazed entrance door leading to Entrance Hall: Radiator, telephone point, laminate wood effect flooring, ceiling light fitting, neutral painted walls, Artex ceiling, door to:

Ground Floor WC

uPVC obscure double glazed window to front, white suite comprising low level WC, wall mounted wash hand basin with chrome mixer tap and white vanity unit below, part tiled walls, neutral painted walls, Artex ceiling, ceiling light fitting.

Lounge/Dining Room 14'2" x 10'0" plus 6'7" x 6'0" (kitchen) (4.32m x 3.05m plus 2.01m x 1.83m (kitchen))

uPVC double glazed sliding patio doors at rear leading to garden, double radiator, door to large under-stairs storage/coats cupboard housing electric meter and fuse board, light and power (potential to incorporate into main reception area), television aerial point, thermostat control, neutral painted walls, Artex ceiling, ceiling light fitting, laminate wood effect flooring, stairs to first floor.

Kitchen 6'7" x 6'1" (2.01m x 1.85m)

uPVC double glazed window to front. Range of Beech wood effect wall and base units, inset stainless steel sink and drainer with mixer tap, gas boiler (concealed in base unit next to sink), Indesit oven, 4 ring stainless steel gas hob, Zanussi cooker hood with extractor fan and light, space and plumbing for washing machine, space for fridge freezer (lounge area), neutral tiled splash-backs, neutral painted walls, granite effect laminate worktops, air-vent, hot water/central heating control panel, fluorescent strip light, wood effect laminate flooring,

Landing

Hatch to loft, neutral painted walls, fitted carpet, Artex ceiling, ceiling light fitting.

Bedroom One 11'4 x 10'4 plus door recess (3.45m x 3.15m plus door recess)

uPVC double glazed window to rear, radiator, painted walls, telephone point, large walk in full

height wardrobe/storage cupboard, airing cupboard housing hot water cylinder and immersion heater, fitted carpet, Artex ceiling, ceiling light fitting, door to En-suite bathroom.

En-suite Bathroom 7'0 x 5'05" maximum (2.13m x 1.65m maximum)

Velux window, white suite comprising low level WC, pedestal wash hand basin with chrome hot and cold water taps, panelled bath with chrome mixer tap and shower attachment, part neutral tiled walls, inset mirror, part painted walls, vinyl wood effect flooring, Artex ceiling, ceiling light fitting.

Outside

To the front is a small area of garden with mature shrubs, an outside storage cupboard, outside light and water tap. At the front of the property is a private allocated parking space. To the rear is a private secluded paved courtyard garden with raised planted borders and fenced boundaries, measuring approximately 14ft square. Additional visitors' parking can be found near to the entrance of the close.

Communal Areas

Gainsborough Close is a private development, and this property forms a terrace of similar houses who share a private access road. Residents contribute towards a maintenance fund which covers the costs of maintaining the shared private grounds. The cost of this is approximately £330 per annum and includes a reserve fund (TBC). There is also a one off fee of £25.00 towards this fund when purchasing the property.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.