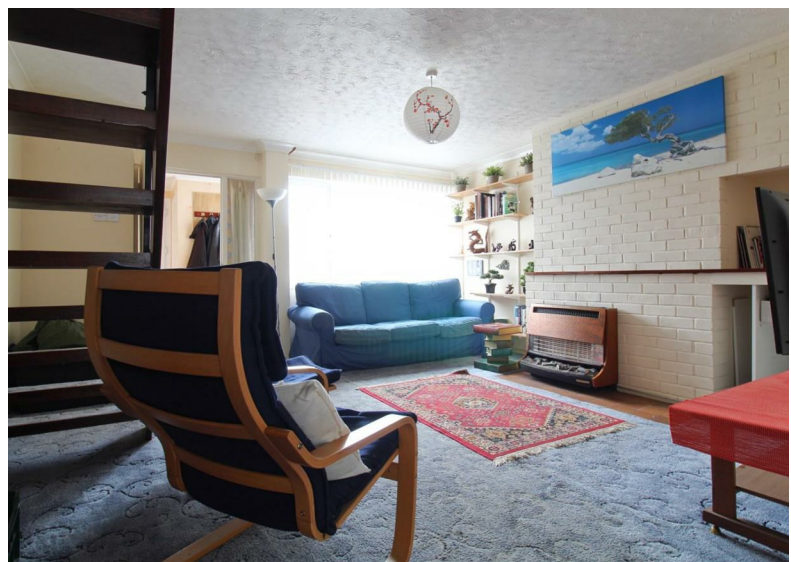




Wilkinson Close, Eaton Socon, PE19 8HJ

Guide Price £250,000 - £260,000

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# 55 Wilkinson Close, Eaton Socon, PE19 8HJ

## Guide Price £250,000 - £260,000



### Entrance Via

Storm porch with double glazed door to entrance lobby.

### Entrance Lobby

6'9 x 6'5 (2.06m x 1.96m)

Doors to lounge/ dining room and cloakroom, double glazed window to side and door to built in meter cupboard.

### Cloakroom

5'2 x 2'6 (1.57m x 0.76m)

Two piece suite comprising of a low level WC and wall mounted wash hand basin, frosted double glazed window to side.

### Lounge/ Dining Room

28'5 x 14'11 max 7'7 min (8.66m x 4.55m max 2.31m min)

Double glazed window to front and double glazed French doors opening out to the rear garden, painted brick built fireplace housing gas fire with tiled hearth and wooden mantle over, open tread staircase rising to first floor landing, two radiators and door to kitchen.

### Kitchen

13'10 x 7'0 (4.22m x 2.13m)

Fitted with a range of high and base level units over with work surfaces and tiled splash backs over and incorporating a double drainer sink unit with mixer tap over, Space for freestanding cooker and space for tall fridge/ freezer, double glazed door leading to rear garden,

### First Floor Landing

Doors to three bedrooms, bathroom and airing cupboard (housing gas fired boiler), hatch to loft space.

### Bedroom One

14'10 (measured into wardrobe) x 9'3 (4.52m (measured into wardrobe) x 2.82m)

Double glazed window to front, radiator, full height mirror fronted sliding doors to built in triple wardrobe and coving to ceiling.

### Bedroom Two

11'4 x 8'9 (3.45m x 2.67m)

Double glazed window to rear, radiator and coving to ceiling.

### Bedroom Three

8'5 x 5'9 (2.57m x 1.75m)

Double glazed window to rear, radiator and coving to ceiling.

### Bathroom

7'4 x 5'4 max (2.24m x 1.63m max)

White suite comprising of a low level WC, pedestal mounted wash hand basin and 'P' shaped bath with separate shower and curved glass shower screen over, tiling and marine boarding to splash back areas, radiator and built in bathroom cabinet.

### Rear Garden

Enclosed by brick walling and timber panel fencing and laid to lawn with a paved patio area and gated access leading out to the garage area.

### Garage (In Block)

Single garage located in a block to the rear of the property and with a metal up and over door.

### Front Of Property

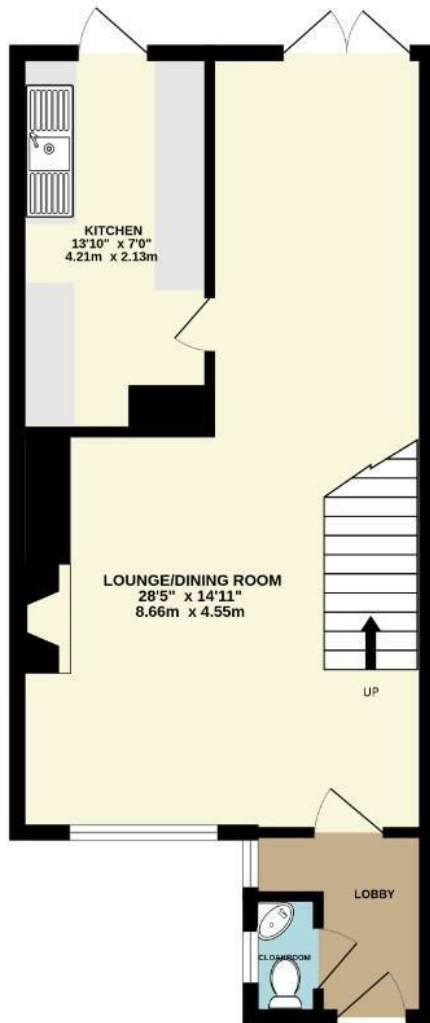
Open plan and shingled garden with pathway to front entrance.



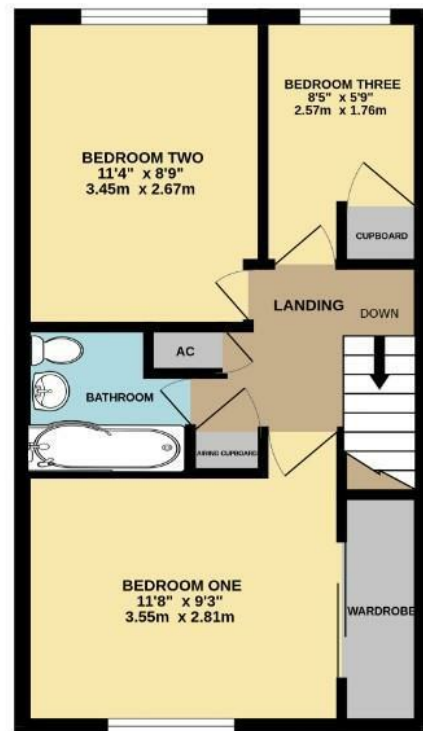


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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