



Linclare Place, Eaton Ford, PE19 7AH

£140,000



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## Entrance Via

Communal entrance with stairs rising to first floor landing and timber door to entrance lobby.

## Entrance Lobby

3'2 x 3'1 (0.97m x 0.94m)  
Doorway through to hallway.

## Hallway

5'1 x 4'6 (1.55m x 1.37m)  
Doors to open plan kitchen/ living room, bedroom and utility room, door to tall storage cupboard,

## Open Plan Kitchen/ Living Room

15'0 x 12'9 max (4.57m x 3.89m max)

With two Georgian style windows to front, radiator and a brand new fitted kitchen area with a range of dark blue high and base level units with contemporary tiling to splash back areas and wood finish work surfaces over (incorporating breakfast bar areas), stainless steel sink and drainer unit with mixer tap over, built in electric oven and hob with chimney style extractor over, wood finish flooring to kitchen area and hatch to loft void.

## Utility Room

7'5 x 4'4 (2.26m x 1.32m)  
Georgian style window to rear, wall mounted 'Worcester' gas fired combination boiler, space and plumbing for washing machine, radiator and wood finish flooring.

## Bedroom

11'9 x 11'3 (3.58m x 3.43m)  
Georgian style window to side, radiator, shelved storage space and doors to built in wardrobe and bathroom.

## Bathroom

7'11 x 5'11 (2.41m x 1.80m)  
Frosted Georgian style windows to three aspects, brand new white suite comprising of a close coupled WC, pedestal mounted wash hand basin with mixer tap over and panel bath with mixer tap and shower attachment over, contemporary tiling to splash back areas, radiator and wood finish flooring.

## Outside

Access to hard landscaped communal gardens and allocated parking space.

## Agents Note

The lease was extended in 2012 and there are currently 152 years remaining. There is a service charge payable - Currently £200 per month.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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

## GROUND FLOOR

454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 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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