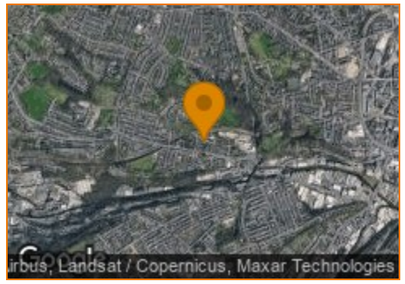
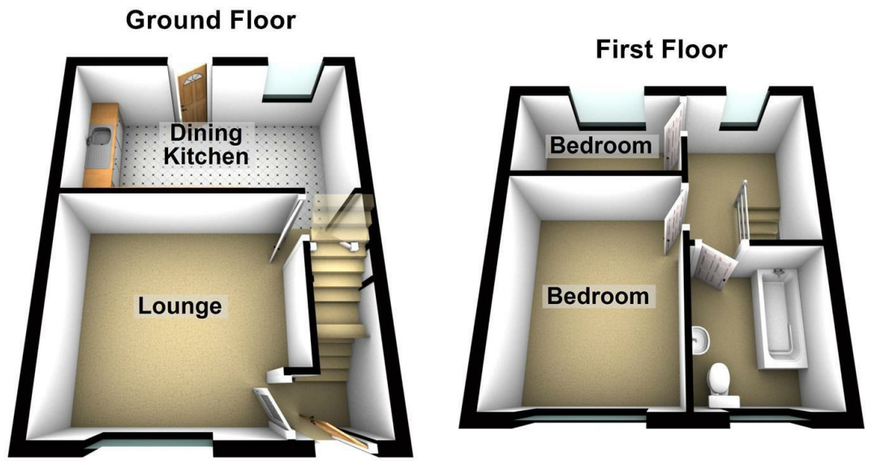
Terrain Map

Hybrid Map



Terrain Map

Floor Plan

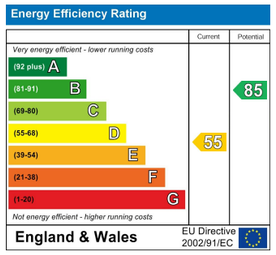


BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
Plan produced using PlanUp.

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS

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Offers Around £130,000

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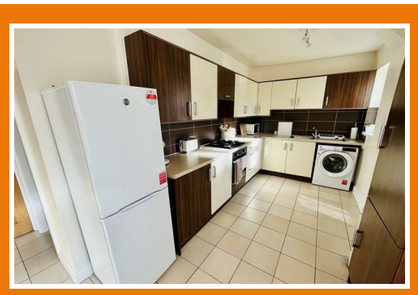
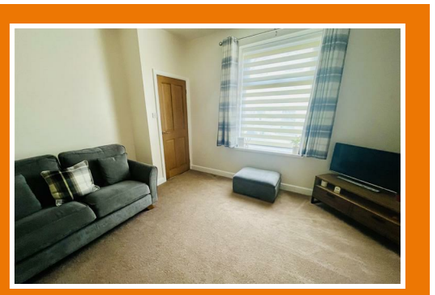

*** SUPERBLY PRESENTED **** WELL APPOINTED ****

Ideally suited to first time buyers and downsizes alike is this surprisingly spacious 2 bedroom through terrace property located in an established residential area near to daily amenities and conveniently situated for access to the town centre. Neutrally decorated with all the modern expectations for day to day living such as a contemporary house bathroom, modern fitted dining kitchen, gas fired central heating system and sealed unit double glazing. The property has been extended from its original design which now means that the lounge is a most generous living arrangement which features an attractive stone feature fireplace blending the traditional and modern together in this sure to be popular property. Outside you will find a generous rear garden which is communal and at the front is an elevated front buffer garden which is low maintenance in nature.

A superbly presented through terrace property which boasts modern fixtures and fittings, attractive neutral decor, and surprisingly spacious accommodation. Offered with no onward chain, in a most convenient residential location near to daily amenities and within easy reach of the town centre. Ideally suited to first time buyers and those looking to downsize. Gas fired central heating system and sealed unit double glazing will be found at the property which briefly comprises: Entrance vestibule, lounge, fitted dining kitchen, 2 bedrooms, bathroom, front garden and a communal rear garden area. The fitted blinds and white goods are available subject to an acceptable offer or by separate negotiations.

GROUND FLOOR

ENTRANCE VESTIBULE
A composite entrance door with a sealed unit double glazed inset panel gives access to the entrance vestibule which in turn leads to the lounge and has a staircase rising to the first floor.

LOUNGE
15'3" x 12'0"

Boasting as a focal point is a coal effect living flame gas fire set onto a tiled hearth within Yorkshire stone surround, a uPVC double glazed window positioned to the front elevation gives good levels of natural light and there is a central heating radiator. In good decorative order.

DINING KITCHEN
15'10" x 8'0"

Having a range of modern, gloss, Walnut and cream effect wall and base units with laminated, marble effect working surfaces, part tiling to the walls, fully tiled flooring, 4 ring gas hob (including Wok burner) with in-built oven under and overhead extractor canopy, inset stainless steel sink unit with mixer taps and side drainer, plumbing for automatic washing machine, space for a tall boy fridge/freezer, composite access door leading out to the rear, central heating radiator and 2 uPVC double glazed windows.

LOWER GROUND FLOOR

CELLAR
A staircase descends to this most useful lower ground floor storage/keeping cellar.

FIRST FLOOR

LANDING
A staircase rises to the first floor landing which has the spindles and balustraded on display plus a uPVC double glazed window which is positioned to the rear elevation.

BEDROOM 1
8'11" x 10'2"

Having fitted “Sharps” wardrobes with part mirrored and contemporary sliding door fronts featuring a range of hanging and shelving within. There is a central heating radiator and uPVC double glazed window which is positioned to the front elevation.

BEDROOM 2
10'7" x 4'9"

Situated to the rear of the property and having a central heating radiator and uPVC double glazed window which overlooks the rear communal garden area.

BATHROOM
Attractive and contemporary, with fully tiled walls and flooring. Comprising a 3 piece white suite featuring a low flush w.c, pedestal wash hand basin and panelled bath with overhead shower and splash screen. There is a modern chrome, towel radiator and uPVC double glazed window with privacy glass inset.

OUTSIDE
The property has a small and elevated front garden. To the rear are communal lawned gardens which are securely enclosed with a pedestrian access gate.

TENURE
We've been informed the property is Freehold, further details will be obtained during the conveyancing process.

COUNCIL TAX BAND A