



10 Centurion Street, Moulton Chapel, PE12 0FL

Fixed Asking Price £235,000

Welcome to this charming three bedroom semi-detached house, just one year old (approx) and situated in the delightful village of Moulton Chapel. This modern home offers comfortable living spaces, a convenient single garage, off-road parking, and all the benefits of a peaceful village location. Comprising of entrance hallway, cloakroom, kitchen breakfast and living room diner. The first floor offers bedroom one with en-suite, two further bedrooms and bathroom. Externally, there is a well maintained rear garden, mainly being laid to lawn with paved area ideal for seating and entertaining.

Entrance Hallway

Part glazed entrance door to front aspect. Stairs to first floor landing. Understairs storage cupboard. LVT flooring.

Cloakroom



Upvc window to side aspect. Wash hand basin. Toilet. Heated towel rail. Part tiled walls.

Kitchen Breakfast 12'7" x 9'1" (3.86 x 2.77)



Upvc window to front aspect. Base and wall units with work surface over. Composite sink with drainer and mixer tap over. Integrated dishwasher, fridge freezer, washing machine tumble dryer, oven and induction hob with stainless steel extractor over. Radiator.

Living Room Diner 13'0" x 18'10" (3.97 x 5.75)



Upvc window and double doors opening to rear garden. LVT flooring. Radiator.

First Floor Landing

Upvc windows to front elevation. Carpeted. Radiator.

Bedroom One 14'4" x 11'9" (4.38 x 3.59)



Upvc window to rear elevation. Carpeted. Radiator.

En-Suite 4'3" x 7'2" (1.31 x 2.20)



Shower cubicle with shower over. Toilet. Wash hand basin. Part tiled walls. Heated towel rail.

Bedroom Two 9'0" x 9'7" (2.75 x 2.94)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Three 9'9" x 9'4" (2.99 x 2.85)



Upvc window to rear elevation. Radiator. Carpeted.

Bathroom 6'4" x 5'6" (1.94 x 1.69)



Upvc window to side elevation. Panelled bath with shower over and shower screen. Wash hand basin. Toilet. Part tiled walls.

Exterior



Property Postcode

For location purposes the postcode of this property is: PE12 0FL

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: B

MANAGEMENT CHARGE: £250 approx for the year

PLEASE NOTE:

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Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

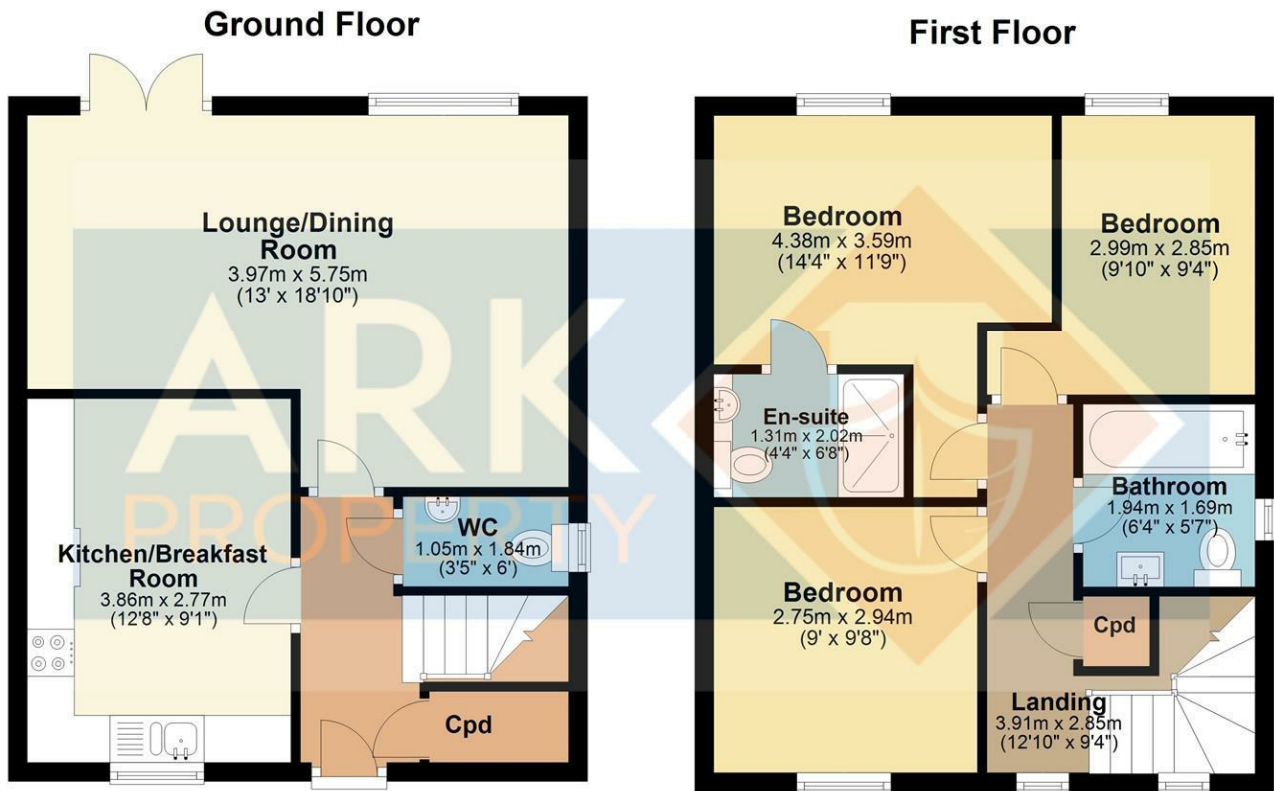
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We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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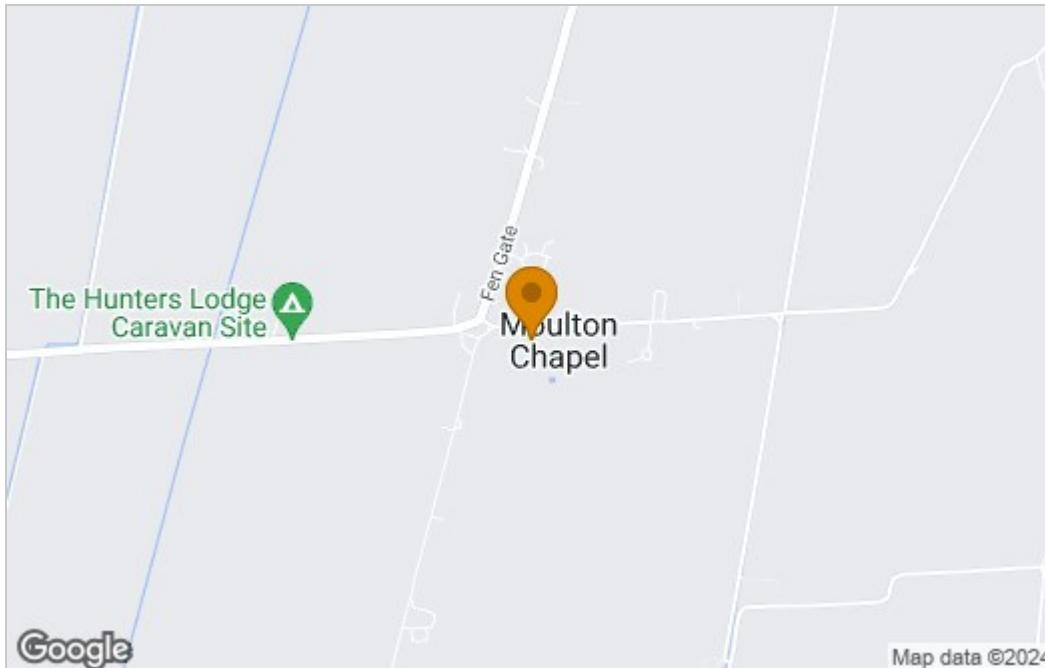
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Floor Plan

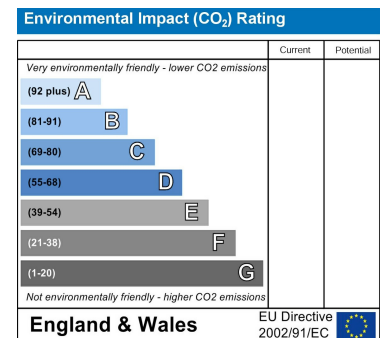
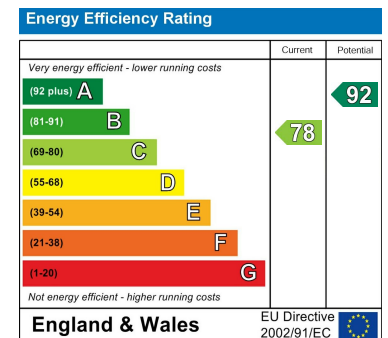


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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