



Brunel Close, TS24 0UF
2 Bed - House - Semi-Detached
£89,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

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A beautifully upgraded two bedroom semi detached property occupying a prime position on Brunel Close with the benefit of low maintenance gardens and off street parking for three to four cars. The home would make an ideal purchase for a first time buyer, young family or those looking to downsize, with an impressive kitchen and modern refitted shower room. A credit to its current owners the home offers accommodation ready for immediate occupancy, with attractive decor which is complemented by upgraded fixtures and fittings. The home is warmed by gas central heating, features replacement uPVC double glazing throughout and upgraded front and rear doors. Externally the home has been further improved with replacement fascias, soffits and guttering. An internal viewing truly is essential to appreciate everything on offer, whilst the layout briefly comprises: entrance porch through to a spacious lounge incorporating stairs to the first floor and access to the kitchen/breakfast room incorporating quality fitted units to base and wall level and including a built-in oven, hob and extractor. To the first floor are two good sized bedrooms, they are served by the modern refitted shower room. Externally, the gardens to the front and rear should prove to be low maintenance, the front being part pebbled, whilst the rear garden includes a useful timber storage shed. Fitted blinds, carpets, flooring and secure burglar alarm system are included in the asking price.





GROUND FLOOR

ENTRANCE PORCH

Accessed via replacement double glazed composite entrance door, fitted carpet, alarm pad, replacement internal door to lounge.

SPACIOUS LOUNGE

18'0 x 11'07 (5.49m x 3.53m)

A spacious family lounge incorporating a spindled staircase to the first floor with newel post, fitted carpet, coving to ceiling, wall mountable television point, two radiators, access to:

KITCHEN/BREAKFAST ROOM

11'07 x 8'04 (3.53m x 2.54m)

Fitted with a quality range of 'oak' style units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, built-in electric oven with four ring electric hob above and extractor over, tiled splashback, recess with plumbing for washing machine, space for free standing fridge/freezer, tiling to splashback, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, vinyl flooring, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to insulated loft space which is part boarded with an electric light and pull down ladder.

BEDROOM ONE

11'07 x 9'11 (3.53m x 3.02m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

11'07 x 8'04 (3.53m x 2.54m)

A spacious second bedroom with useful over stairs storage cupboard, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

SHOWER ROOM/WC

8'05 x 4'06 (2.57m x 1.37m)

Fitted with a modern three piece suite and chrome fittings

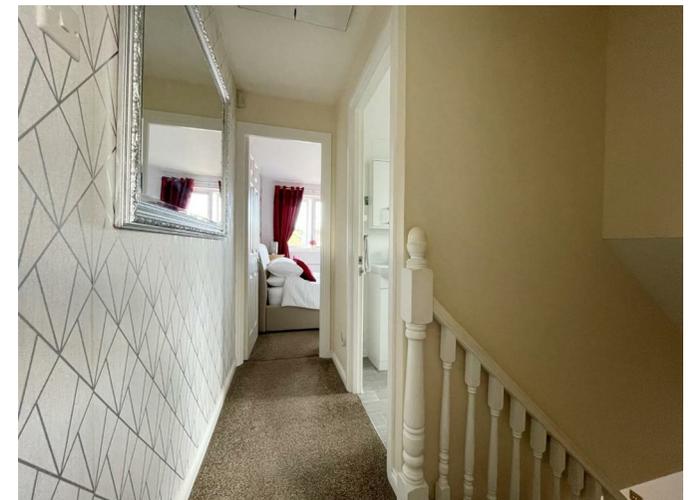
comprising: shower with glass screen and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, attractive panelling to shower splashback, tiling to walls, uPVC double glazed window to the side aspect, useful storage cupboard with gas central heating boiler, chrome heated towel radiator.

OUTSIDE

The property features low maintenance gardens to the front and rear, the front garden being part pebbled with a paved driveway providing useful off street parking for up to three to four cars. A gate to the side of the property leads through to the enclosed rear garden with fenced boundaries and useful timber storage shed included. The property enjoys a good degree of privacy as it is not directly overlooked to the front or rear.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Brunel Close

Approximate Gross Internal Area
643 sq ft - 60 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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