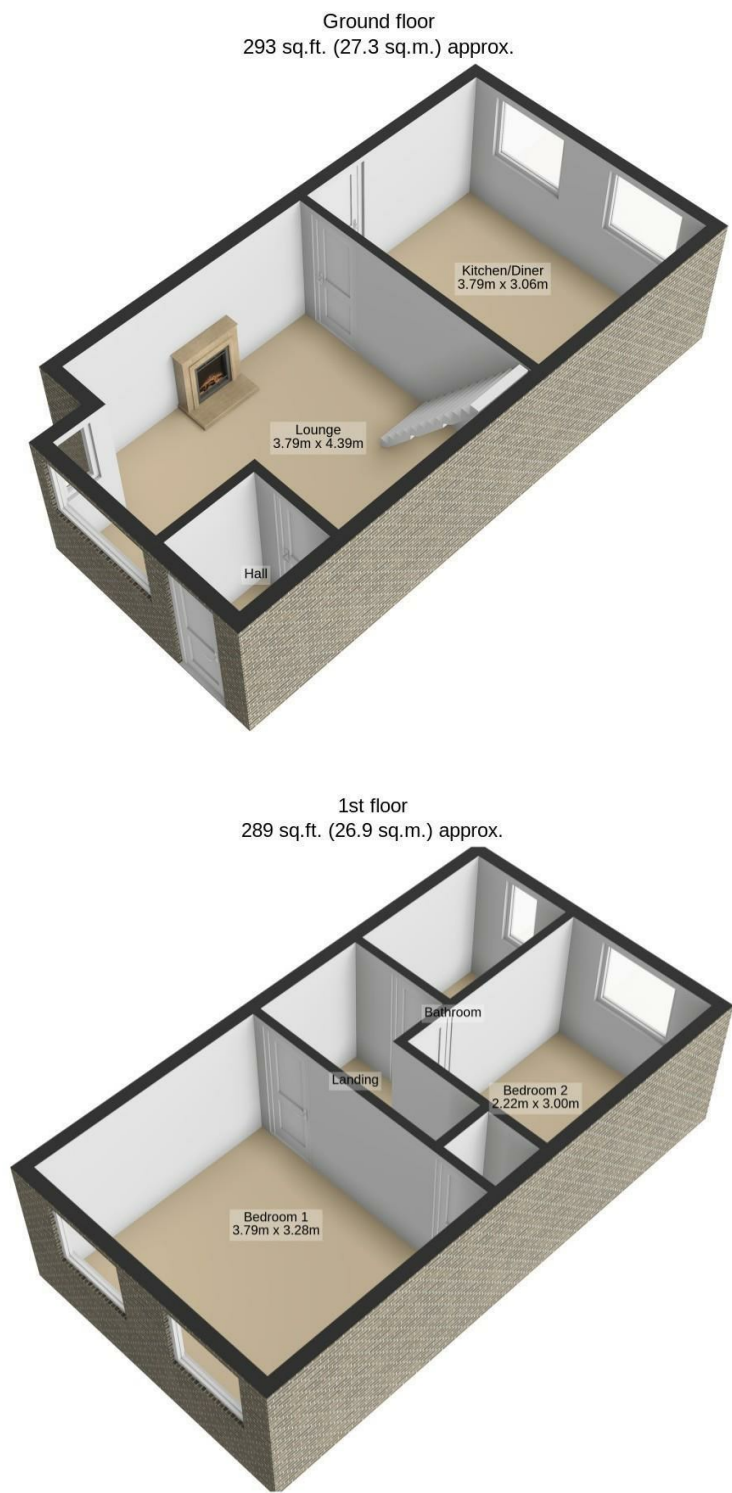


Stratfield Way, NN15 6GS



Stratfield Way, NN15 6GS

- Two bedrooms
- **£5,000 buyers moving costs incentive**
- CHAIN FREE
- Cul-de-Sac position & Double parking
- Enclosed re garden

PRICE
£189,950
STAMP DUTY PAID

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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****£5,000 Buyers Moving Costs Incentive**** Offered with NO ONWARD CHAIN is this very well presented modern semi-detached home with parking to front and enclosed private garden to rear, all occupying a pleasant Cul-De-Sac position. Gas central heated and double glazed. Entrance Hall, Lounge/sitting room and re-fitted Kitchen with white goods. Landing to two bedrooms and Bathroom. Front garden area with parking and pleasant enclosed garden to rear with patio.

Please refer to Flood reports for this area having last experienced flooding November 2024 - Report also available on request

ENTRANCE HALL

Via opaque double glazed door to front, further door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

14'0" x 12'0" (4.29m x 3.68m)
Having double glazed bay window to front and single panelled radiator under, electric feature fire with surround , stair case raising to first floor landing, ceiling coving and panelled door to Kitchen/Dining Room

KITCHEN/DINING ROOM

12'0" x 10'0" (3.68m x 3.05m)
Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, sink with mixer tap, built in oven, four ring hob and extractor, appliance space to include plumbing for automatic washing machine (item included in the sale) as well as additional appliance space (fridge/freezer to be included in the sale)

LANDING

Having doors to Two Bedrooms and Bathroom, double glazed window to side and single panelled radiator, loft hatch and power point

BEDROOM ONE

12'0" x 10'0" (3.68m x 3.07m)
Having two double glazed windows to front, single panelled radiator, mirror fronted double wardrobes and overstairs cupboard

BEDROOM TWO

10'2" x 6'9" (3.12m x 2.08m)
Having double glazed window to rear and single panelled radiator

BATHROOM

7'3" x 4'11" (2.21m x 1.50m)
Comprising panelled bath with mixer tap and fitted shower over and screen, Wc and pedestal wash hand basin, all having tiled surrounds, opaque double glazed window to front and radiator, tiled floor and walls, opaque double glazed window to rear

OUTSIDE FRONT

There is off road parking for two vehicles and lawn garden to front, pathway to entrance door and side gate leading to rear garden

OUTSIDE REAR

The rear garden is an additional feature to the property being enclosed and also made to lawn having paved patio



call to view 01536 418100

