

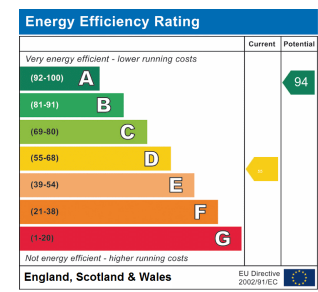


Station Road, Abbots Ripton PE28 2LF

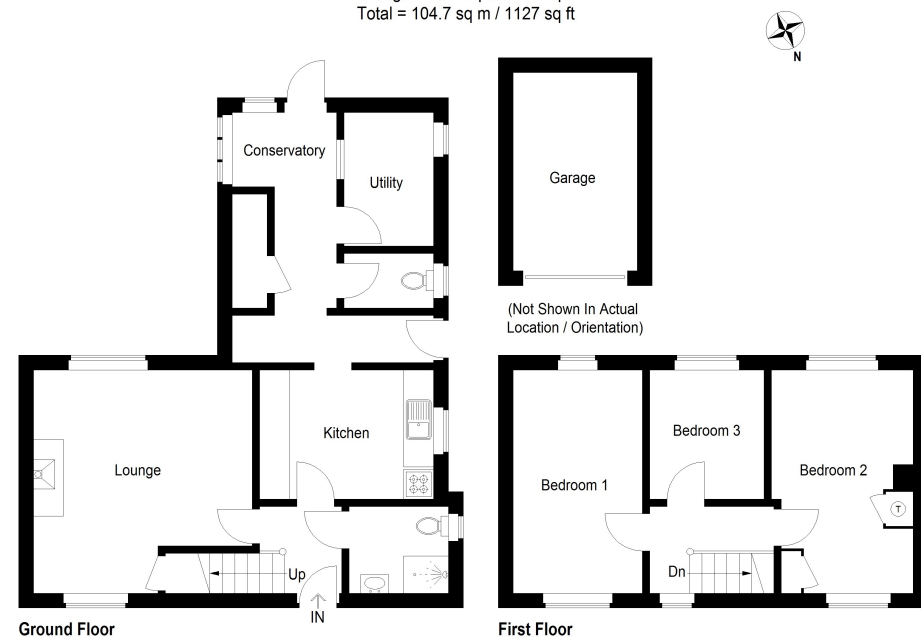
Guide Price £342,500



- Established Semi Detached Property
- Beautiful Mature Gardens
- In Need of Modernisation and Updating
- Detached Garage And Off Road Parking
- Rarely Available Location
- Excellent Potential To Develop And Extend (stpp)
- No Forward Chain



Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft
Garage = 10.2 sq m / 110 sq ft
Total = 104.7 sq m / 1127 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID993063)
Housepix Ltd



UPVC Double Glazed Door To

Entrance Hall

Double glazed window to front aspect, stairs to first floor, radiator, coats hanging area.

Living Room

14' 8" x 14' 3" (4.47m x 4.34m)

A double aspect room with double glazed windows to front and rear aspects, coving to ceiling, radiators, picture rail, central fully functional tiled fireplace and hearth, under stairs storage cupboard.

Kitchen

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to side aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for electric cooker, floor mounted oil fired central heating boiler serving hot water system and radiators, radiator.

Rear Porch

UPVC double glazed door to side aspect, space for American style fridge freezer.

Garden Room

6' 9" x 5' 9" (2.06m x 1.75m)

UPVC double glazed door to rear aspect, double glazed windows overlooking garden and double glazed window to side.

Cloakroom

Double glazed window to side aspect, fitted with low level WC.

Family Shower Room

Double glazed window to side aspect, fitted in a white three piece suite comprising low level WC, wash hand basin, double shower cubicle, tiled surrounds, radiator, tiled flooring.

Store Room/Utility Room

8' 8" x 5' 9" (2.64m x 1.75m)

Window to side aspect.

First Floor Landing

Double glazed windows to front aspect, access to loft space, radiator.

Bedroom 1

15' 5" x 8' 6" (4.70m x 2.59m)

A double aspect room with double glazed windows to front and rear aspects, radiator.

Bedroom 2

15' 3" x 9' 4" (4.65m x 2.84m)

A double aspect room with windows to front and rear aspects, radiator, airing cupboard housing hot water cylinder, storage cupboard.

Bedroom 3

8' 6" x 7' 5" (2.59m x 2.26m)

Double glazed window to rear, radiator.

Outside

The front garden is laid to lawn with a variety of mature shrubs and trees, rose bushes with a pathway leading to the front door with outside courtesy light. To the side a driveway provides off road parking for three vehicles leading to the **Detached Garage** measuring 20' 0" x 9' 9" (6.10m x 2.97m) with up and over door, personal door to side and window to rear. The rear garden has a secluded patio seating area with electric awning, green house, two garden sheds, areas of lawn with shrub borders, oil tank and the garden is enclosed by mature hedging and fencing.

Agents Note

There is a small strip of ground between the garages of 2 and 3 Station Road half of which belongs to 3 Station Road. For further details please contact the office.

Tenure

Freehold

Council Tax Band - B



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