



25 Almond Road, Dogsthorpe PE1 4LU

£225,000



*** " OUTSIDE BAR, LEAN TO AND CONSERVATORY *** " Immaculately presented, this 2 bedroom semi-detached home features a new kitchen, new bathroom, lounge, conservatory, outside bar, 2 bedrooms and off road parking. Viewings are highly recommended to appreciate the space this property has to offer. It's the ideal home close to the city centre and many other local amenities. EPC Energy Rating - C / Council Tax Band - A".

ENTRANCE HALL

Door to front, radiator and stairs to first floor.

KITCHEN

9' 8" (max) 8' 3" (min) x 15' 0" (2.51m x 4.57m) 15' 0" (max) 11' 9" (3.58m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob, breakfast bar, integrated dishwasher and fridge/freezer, radiator and two cupboards. UPVC double glazed window to side. Sliding door to conservatory.

LIVING ROOM

19' 8" x 10' 1" (max) (5.99m x 3.07m) 8' 5" (min) (2.57m) (approx) UPVC double glazed window to front, gas fire, coving to ceiling and French doors to:

CONSERVATORY

18' 7" x 11' 3" (5.66m x 3.43m) (approx) UPVC double glazed windows to side and rear, French doors to side and two radiators.

LEAN TO

30' 3" x 6' 1" (9.22m x 1.85m) (approx) Door to front, plumbing for a washing machine, space for fridge, space for a tumble dryer with work top over, French door to rear and a light.

FIRST FLOOR LANDING

Window to side, cupboard with boiler enclosed.

BEDROOM 1

15' 7" x 9' 0" (4.75m x 2.74m) (approx) Two UPVC double glazed windows to front and two radiators.

BEDROOM 2

10' 5" x 10' 5" (3.17m x 3.17m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

7' 8" x 4' 6" (min) (2.34m x 1.37m) 5' 3" (max) (1.60m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, walk in shower and heated towel rail. Two UPVC double glazed windows to rear.

OUTSIDE

The rear of the property has fencing laid to lawn and mature shrubs.

COVERED BAR AREA

15' 1" x 11' 2" (4.60m x 3.40m) (approx) Currently used as a bar with light, electric and internet cable supplied.

SHED

12' 0" x 10' 0" (3.66m x 3.05m) (approx)

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	87

England, Scotland & Wales

EU Directive 2002/91/EC

