

**8 Deaconscroft, Ravensthorpe PE3 7LL****£190,000**

*** NO ONWARD CHAIN *** " A rare find! This FOUR bedroom home is a fantastic family home or investment opportunity. Offering a spacious entrance hall, kitchen/diner with door out onto the garden, living room, cloakroom store room, 4 bedrooms and bathroom. Council Tax Band - A / EPC Energy Rating - C "

ENTRANCE

Door to front and stairs to first floor.

W/C

4' 0" (max) (1.22m) 2' 2" (min) x 5' 6" (0.66m x 1.68m)

(approx) Low level W/C and wash hand basin. Window to front.

CUPBOARD

4' 9" x 5' 6" (1.45m x 1.68m) (approx) Space for washing machine.

KITCHEN / DINER

16' 3" x 9' 1" (4.95m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for cooker, sink with mixer tap and space for under counter fridge. Door to rear, window to rear and radiator.

LIVING ROOM

12' 6" (max) (3.81m) 9' 6" (min) x 17' 7" (2.90m x 5.36m) (approx) Window to front, window to rear and radiator.

FIRST FLOOR

Cupboard with boiler enclosed.

BEDROOM ONE

18' 6" (into wardrobe) (5.64m) 15' 3" (min) x 9' 8" (4.65m x 2.95m) (approx) Window to rear and built in wardrobe.

BEDROOM TWO

8' 7" (min) (2.62m) 12' 9" (max) x 10' 7" (3.89m x 3.23m) (approx) Window to rear and radiator.

BEDROOM THREE

8' 9" (max) (2.67m) 6' 8" (min) x 9' 7" (2.03m x 2.92m) (approx) Window to rear.

BEDROOM FOUR

7' 8" x 8' 9" (2.34m x 2.67m) (approx) Window to rear.

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to front.

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.

SOLAR PANELS

Please note there are leased solar panels on the property. The term of the Lease is 20 years and 3 months with the commencement date being 17 June 2015.

