

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**58 HELPSTON ROAD, GLINTON
PE6 7JT**

£235,000

FREEHOLD



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Offered for sale with no chain and situated opposite Arthur Mellows Village College, this traditional and much loved three bedroom semi-detached home features a large enclosed garden to the rear and offers generous size rooms throughout. In need of a little updating, this property is approached via a long driveway which provides parking for several vehicles and leads to a single garage. Don't miss out on this superb opportunity.

Front entrance door opening to

HALLWAY
With radiator and stairs leading to first floor.

LOUNGE/DINING ROOM 21'3 x 13'3 (6.48m x 4.04m)
With gas fire with back boiler, radiators, window to front elevation and further window to rear elevation.

KITCHEN 9'6 x 9'6 (2.90m x 2.90m)
With a range of wall and base units, cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, window to rear elevation and door to rear garden.

LANDING
With access to loft via built-in ladder.

BEDROOM ONE 13'3 x 10'1 (4.04m x 3.07m)
With radiator and window to rear elevation.

BEDROOM TWO 11' x 9'10 (3.35m x 3.00m)
With radiator and window to front elevation.

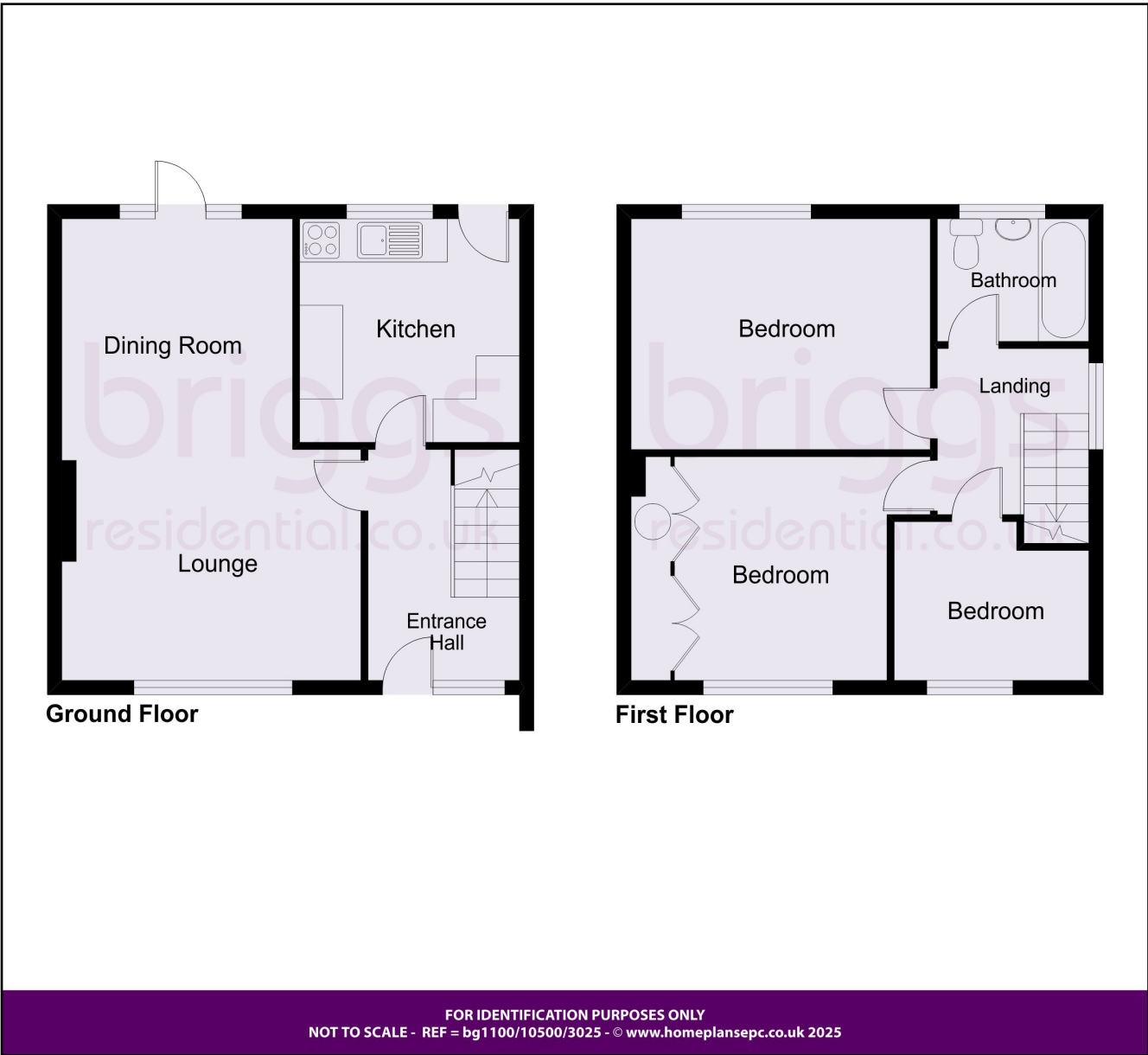
BEDROOM THREE 8'7 x 6'5 (2.62m x 1.96m)
With radiator and window to front elevation.

BATHROOM
Comprising panelled bath, wash-hand basin, low flush WC and window to rear elevation.

OUTSIDE
The property is approached via a driveway which provides parking for several vehicles and leads to a single garage, brick-built outside store and outside WC.

The rear garden, which is of an exceptionally good size, is fully enclosed by fencing and is mainly laid to lawn with patio area and paving.

EPC RATING: TBC
COUNCIL TAX BAND: B (PCC)



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