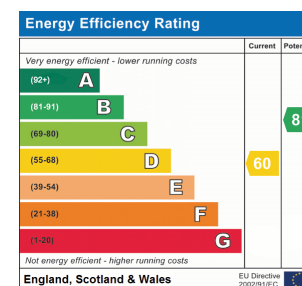




Sapley Road, Hartford PE29 1YG Guide Price £365,000

- End Terrace Character Property
- Three Good Sized Bedrooms
- Separate Living Areas
- Re-Fitted Kitchen And Utility Room
- Re-Fitted Family Bathroom
- Detached Garage And Off Road Parking
- Excellent Sized Rear Garden
- Vastly Improved And Modernised
- Non Estate Location
- No Forward Chain



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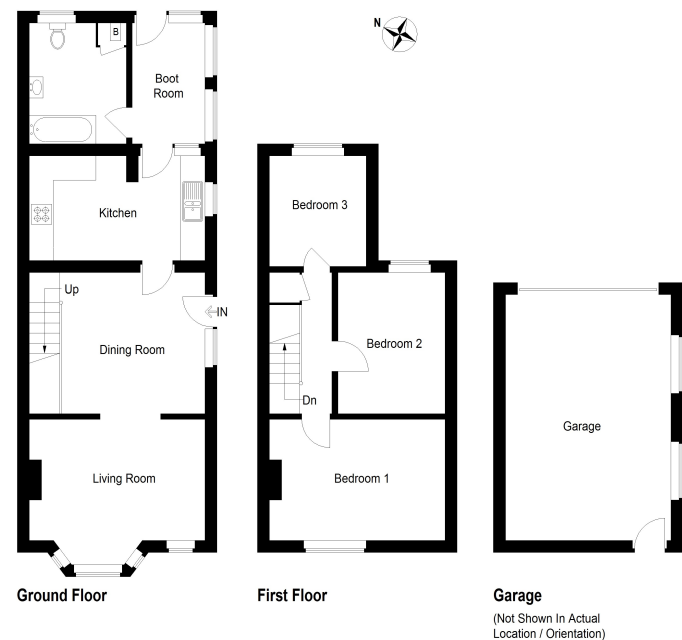
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Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft  
Garage = 25.5 sq m / 274 sq ft  
Total = 118.7 sq m / 1277 sq ft



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. (ID1238586)  
Housepix Ltd

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## Composite Glazed Door To

### Dining Room

13' 11" x 11' 4" (4.24m x 3.45m)

Double glazed window to side aspect, radiator, stairs to first floor, opening to

### Living Room

14' 0" maximum x 11' 7" into bay (4.27m x 3.53m)

Walk in double glazed bay window to front aspect, further double glazed window to front aspect, radiator, exposed floorboards.

### Kitchen

13' 10" x 9' 0" (4.22m x 2.74m)

Double glazed window to side aspect, recessed downlighters, re-fitted in a range of base and wall mounted units with complementing work surfaces, drawer units, complementing tiling, integrated electric oven and hob with cooker hood over, stainless steel one and a half bowl single drainer sink unit, plumbing for dishwasher, space for fridge freezer, radiator.

### Garden Room

10' 0" x 5' 11" (3.05m x 1.80m)

Double glazed windows to side and rear aspects, UPVC double glazed door to rear aspect, recessed downlighters.

### Family Bathroom

Double glazed window to rear aspect, re-fitted with low level WC, wash hand basin, panel bath with mixer tap shower attachment over and shower screen, aqua boarding, heated towel rail, recessed downlighters.

## First Floor Landing

Access to loft space, storage cupboard.

### Bedroom 1

13' 11" x 9' 10" (4.24m x 3.00m)

Double glazed window to front aspect, radiator, exposed floorboards.

### Bedroom 2

11' 4" x 8' 9" (3.45m x 2.67m)

Double glazed window to rear aspect, radiator.

### Bedroom 3

8' 11" x 8' 2" (2.72m x 2.49m)

Double glazed window to rear aspect, radiator.

## Outside

Path to front garden with picket fencing and hedging with decorative paving. To the rear of the property is a patio seating area, outside tap, outside light, fence and wall enclosed being laid to lawn detached garage to rear with up and over door, personal door to rear, two windows to side.

## Agents Note

The neighbour has a right of way over the rear garden.

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