



Guide Price £325,000 Freehold



Common Lane, Wilmington



PROPERTY DESCRIPTION

GUIDE PRICE £325,000 - £345,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached house, close to schools, including both Wilmington Grammar Girls and Boys, and amenities. This well presented property comprises 2 DOUBLE bedrooms, large kitchen/dining room, large living room, upstairs shower room, and downstairs cloakroom.

Further benefits include double glazing, gas central heating, large outbuilding, and 55ft south-west facing rear garden.

Total Internal Area approx: 899.21 sq ft (83.54 sq m)

FEATURES

- Extended semi-detached house
- 2 double bedrooms
- Large living room
- Large kitchen / dining room
- Upstairs shower room
- Downstairs cloakroom
- 65ft (approx) rear garden





ROOM DESCRIPTIONS

GROUND FLOOR

Living Room

4.72m x 3.06m (15' 6" x 10' 0") Carpeted, ceiling coving, radiator; gas fireplace with surround; double glazed windows, double glazed french doors.

Kitchen / Dining Room

5.60m x 3.36m (18' 4" x 11' 0") Tiled flooring, tiled walls; range of wood wall and base units with tiled worktops; fitted gas hob, fitted extractor hood, fitted oven; sink and drainer unit; double glazed windows, radiator with cover; space and connections for washing machine; space and connections for fridge; space and connections for freezer.

Cloakroom

Tiled flooring, part-tiled walls, w/c, double glazed windows; wall-mounted boiler.

First Floor

Landing

Carpeted, ceiling coving, double glazed window; access to loft.

Bedroom

3.40m x 3.02m (11' 2" x 9' 11") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

3.63m x 3.06m (11' 11" x 10' 0") Carpeted, ceiling coving, radiator; fitted wardrobes and over-bed storage; fitted dressing table, double glazed windows.

Shower Room

Vinyl flooring; large shower enclosure with rainfall attachment; vanity unit with wash-hand basin; w/c, heated towel-rail, wall-mounted vanity unit, extractor fan.

EXTERNAL

Front Garden

Paved, flowerbeds.

Rear Garden

Approximately 65ft; mature shrubs and bushes; outdoor lighting, outdoor tap; greenhouse; side access.

Outbuilding

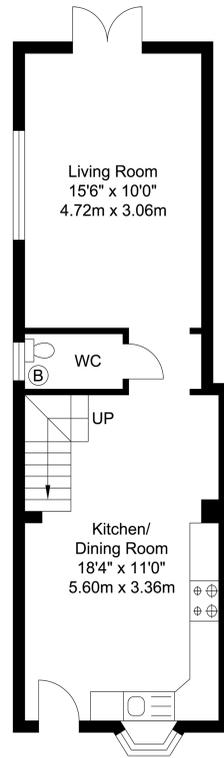
Electrical power and lighting.

Information:

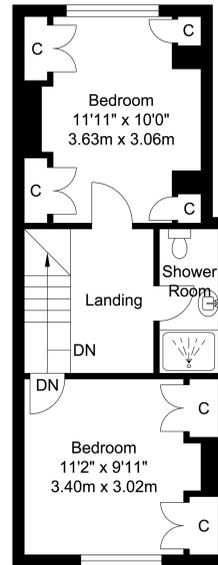
- Council Tax: Band D



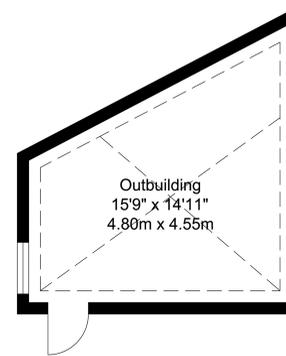
FLOORPLAN



Ground Floor
Approximate Floor Area
399.12 SQ.FT.
(37.08 SQ.M.)



First Floor
Approximate Floor Area
322.80 SQ.FT.
(29.99 SQ.M.)



Outbuilding
Approximate Floor Area
177.28 SQ.FT.
(16.47 SQ.M.)

TOTAL APPROX FLOOR AREA 899.21 SQ. FT / 83.54 SQ. M

For Identification Purposes Only.

