

FOR SALE

£159,995 Leasehold



1 Rosery Mews, GREAT HOLLAND. CO13 0SG

- No Onward Chain - Keys To View
- Over 55's Accommodation
- Two Bedroom Bungalow
- Good Size Lounge/Diner
- Cul-de-Sac Location
- Semi Rural Village Location
- 24 Hour Care Line Facility
- Parking & Communal Gardens



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and positioned in the popular Semi-Rural Village of GREAT HOLLAND, My Moving Places have the pleasure in offering For Sale this OVER 55'S TWO BEDROOM END TERRACED BUNGALOW. The property is positioned in a quiet Cul-De-Sac set with Communal Parking and Gardens. Internally you are welcomed into a Bright Entrance and through to the Lounge/Diner. Through the Inner Hall is access to Two Bedrooms, the master with a built in wardrobe and a Shower Room. Back through the Lounge Diner and through to the Rear Facing Kitchen giving way out to the Rear Communal Gardens. The property offers 24 Hour Care Line Facilities and the Communal Grounds are all kept to a very high standard. We have been advised by the current owners the Ground Rent is £250 Per Annum and the Service Charge is £3540 Per Annum. In our opinion this home needs to be viewed to fully appreciate the size of the accommodation on offer as well as the communal grounds it is set within.



ROOM DESCRIPTIONS

ACCOMMODATION

Porch

5' x 3' 10" (1.52m x 1.17m) Obscured UPVC double glazed entrance door to front aspect, double glazed window to side aspect, vinyl flooring, textured ceiling, wall mounted electric heater.

Lounge/Diner

14' 11" x 14' 6" (4.55m x 4.42m) Double glazed window to front aspect, fitted carpet, textured ceiling, wall mounted electric heater.

Kitchen

9' 8" x 7' 6" (2.95m x 2.29m) Fitted with a range of white fronted base, drawer and matching eye level units, roll edge work surfaces inset stainless steel single bowl sink and drainer unit. Built in eye level electric oven separate electric hob with extractor hood over, spaces for fridge/freezer and tumble dryer, space and plumbing for washing machine and dishwasher. Double glazed window to rear, double glazed door to garden, vinyl flooring, coved and textured ceiling, part tiled walls.

Inner Hall

6' 4" x 3' 2" (1.93m x 0.97m) Fitted carpet, textured ceiling, access to loft via hatch, airing cupboard housing immersion heater (not tested).

MASTER BEDROOM

15' 9" x 8' 10" (4.80m x 2.69m) Double glazed window to front aspect, fitted carpet, textured ceiling, built in wardrobe with mirrored sliding doors, wall mounted electric heater.

BEDROOM TWO

8' 9" x 7' 8" (2.67m x 2.34m) Double glazed window to rear, fitted carpet, textured ceiling, wall mounted electric heater.

SHOWER ROOM

6' 5" x 6' 1" (1.96m x 1.85m) White suite comprising low level WC, vanity hand wash basin and shower cubicle with rainfall shower head. Obscured double glazed window to rear aspect, vinyl flooring, fully tiled walls, electric heated towel rail.

EXTERIOR

Garden

To the Front: Communal gardens, mainly laid to lawn with flower and shrub borders and beds, communal parking, brick built storage shed.

To the Rear: Communal rear garden, commencing with a paved patio area, the remainder being laid to lawn with established hedgerows.

AGENTS NOTE

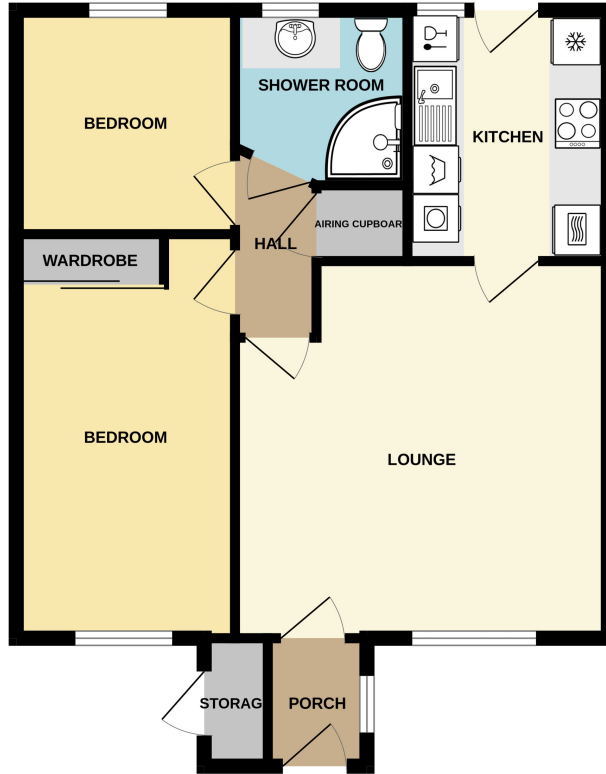
Please contact us for lease information.



FLOORPLAN & EPC



ACCOMMODATION



ROSEMARY MEWS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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