



LINKHOMES
ESTATE AGENTS





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, storage cupboard, power points, stairs to the first floor, access to the boot room and Amtico flooring.

Kitchen

Coved ceiling, downlights, UPVC double glazed window to the front aspect, wall and base fitted units, five point gas hob with overhead stainless steel extractor fan and splash back, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, breakfast bar with room for bar stools, integrated 'Zanussi' microwave, integrated 'Miele' oven, wine rack, tiled splash back, power points, cupboard with the combination boiler enclosed and tiled flooring.

Living Room/Dining Room

Coved and smooth set ceiling, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the rear and side aspects, radiator, feature gas fireplace with stone surround, television point, power points and Amtico flooring.

Office

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front and rear aspect, power points, electric radiator and Amtico flooring.

Downstairs W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink, column radiator, part tiled walls and Amtico flooring.

First Floor

Landing

Smooth set ceiling, loft hatch (partially boarded and lighting) smoke alarm, UPVC double glazed frosted window to the side aspect, wooden balustrades, power points, storage cupboard with shelving and carpeted flooring.



Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, panelled bath with overhead electric shower, wall mounted sink with storage, toilet, tiled walls, stainless steel heated towel rail, fitted vanity unit with mirrored front and tiled flooring.

Outside

Garden

South-Westerly facing, mainly laid to lawn with shingle area, block paved area, surrounding wooden fences, shrubbery, trees, access to the office and an outside tap.

Driveway

Block paved driveway with parking for multiple vehicles, shingle area and external cupboard with the consumer unit enclosed.

Useful Information

Agents Notes

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £6,750
Moving Home: £11,750
Additional Property: £33,500