



Offers Over £115,000  
Wilmar  
Jordan Lane



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# Wilmar

## Kennoway, KY8 5JZ

Centrally located this TERRACED VILLA is within a short walk of local shops, pubs, the Primary School and other amenities. In need of some upgrading, accommodation comprises; Vestibule, hall, kitchen, lounge, recently upgraded family bathroom and three bedrooms. Garden. New carpets and floor coverings. Gas central heating, extensive double glazing. An ideal project property.







### Vestibule

Access through a traditional external door. The Vestibule has a further door leading to the hall.

### Hall

the spacious hall offers access to the lounge and kitchen. A wide staircase rises to the upper level. Low level cupboard and display shelving.

### Lounge

A bright spacious public room positioned to the rear of the property with floor to ceiling window and sliding glazed door exiting to the enclosed rear garden.

### Kitchen

The kitchen has a supply of traditional oak finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Space for slot in cooker, plumbing for automatic washing machine. Door leads to the Porch. Window formation over looks Jordon Lane.

### Porch

The Porch offers access close to Jordon Lane. A further external door leads to the kitchen.



## Upper Level

### Stairs and landing

A wide staircase rises to the upper level, the landing offers access to all three bedrooms and the recently remodelled Family Bathroom. Walk in cupboard allows for storage.

### Bedroom One

A superior sized double bedroom positioned to the front of the property with window formation over looking Jordon Lane. Built in cupboards/wardrobes extend along one wall.

### Bedroom Two

A second double bedroom this time positioned to the rear of property with window formation over looking the enclosed rear garden.

### Bedroom Three

The third bedroom is again positioned to the rear with window formation over looking the rear garden area.



### Bathroom

The bathroom has recently under gone a full upgrade, beautifully finished and wet walled throughout. Four piece suite comprises low flush WC, wash hand basin set into tasteful vanity unit, full sized bath and enclosed and wet wall shower compartment. Opaque glazed window.

### Garden

The garden area to the rear of the property is mainly laid to grass with shrubberies and flagstone paths.

### Heating and Glazing

Gas Central Heating, extensive double glazing

### Contact Details

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### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

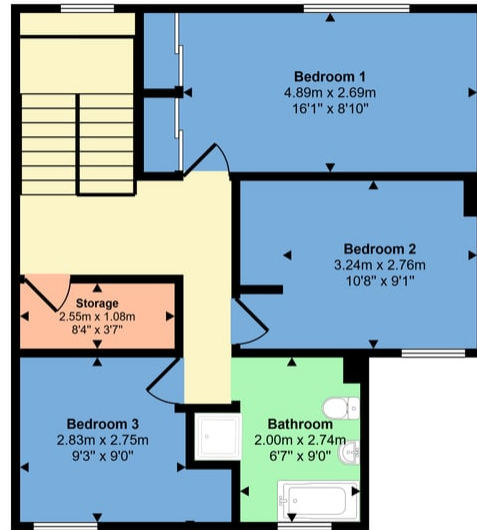
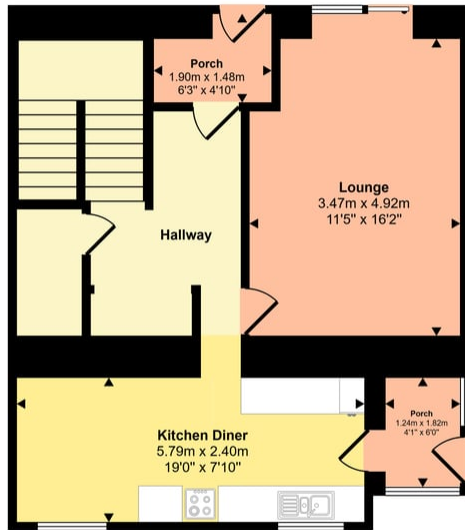
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.







Approx Gross Internal Area  
121 sq m / 1299 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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