



Coleridge Avenue, MANOR PARK

TICKS ALL THE BOXES!! Guide Price £600,000 - £650,000. This delightful terraced property in lovely condition is now available for sale. Situated in a convenient location with easy access to public transport links, nearby schools, and local amenities, this home is ideal for families. Boasting two reception rooms, residents will have plenty of space to relax and entertain guests. The property also features a well-equipped kitchen, perfect for preparing delicious meals. With three bedrooms, there is ample room for the whole family to unwind and rest comfortably as well as a loft room currently used as a study. Additionally, there is a modern bathroom ensuring convenience for all residents. Off-street car parking adds to the convenience of this property, making it a practical choice for those with vehicles. Don't miss this opportunity to own a lovely home in a sought-after location.

Guide Price £600,000

- THREE BEDROOMS
- LOFT ROOM
- REAR CAR PORT
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

ENTRANCE



GROUND FLOOR

BASEMENT

6' 1" x 22' 7" (1.85m x 6.89m) - Ample Storage and can also be used as a home office

RECEPTION ONE

25' 5" x 12' 4" (7.75m x 3.76m) - Through to reception 2, Double glazed bay window to front, Radiator, Internet and power points.



RECEPTION TWO

Leading in to reception one, behind in to kitchen, Radiator and power points.



KITCHEN

8' 7" x 14' 8" (2.62m x 4.46m) - double glazed to rear, leading to rear garden and utility room, Radiator, fitted kitchen units and power points



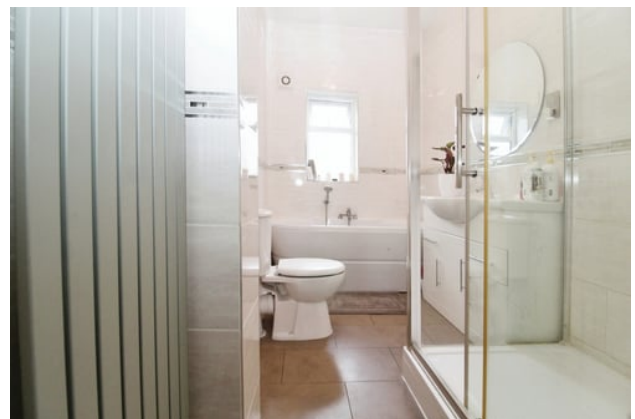
UTILITY ROOM

4' 4" x 6' 7" (1.32m x 2.01m) - Sky light, Leading in to bathroom, space for fridge/freezer, plumbing for washing machine and power points



GROUND FLOOR BATHROOM/WC

4 piece bathroom Suite, double glazed to rear, bath tub, toilet, sink, heated towel rail and shower enclosure.



FIRST FLOOR

BEDROOM ONE

13' 6" x 15' 1" (4.11m x 4.61m) - Double Glazed to front, Radiator and power points



BEDROOM TWO

9' 9" x 11' 8" (2.96m x 3.56m) - Double Glazed to rear, single radiator, Large wardrobes and power points.



BEDROOM THREE

6' 11" x 8' 8" (2.10m x 2.63m) - Single room double glazed to rear, Radiator and power points

FIRST FLOOR WC

Toilet and Wash basin



SECOND FLOOR

LOFT ROOM

12' 9" x 13' 10" (3.89m x 4.22m) - Velux Windows to front and rear, Eaves Storage and Radiator

EXTERIOR

REAR GARDEN


Approximately 37' with car port to rear, Gates entry in to Garden from Rixsen Road



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

What's Next?

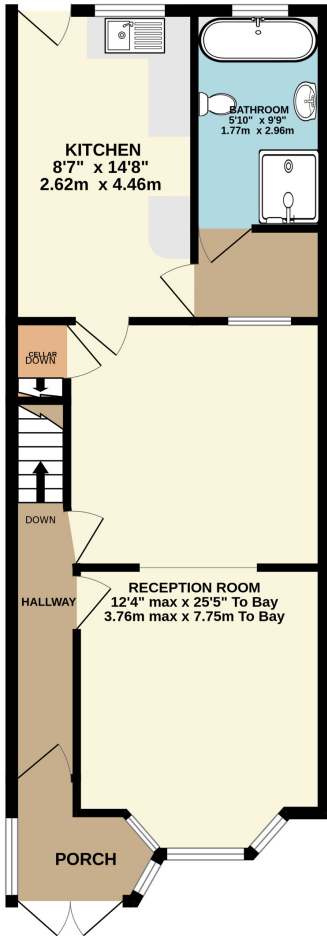
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

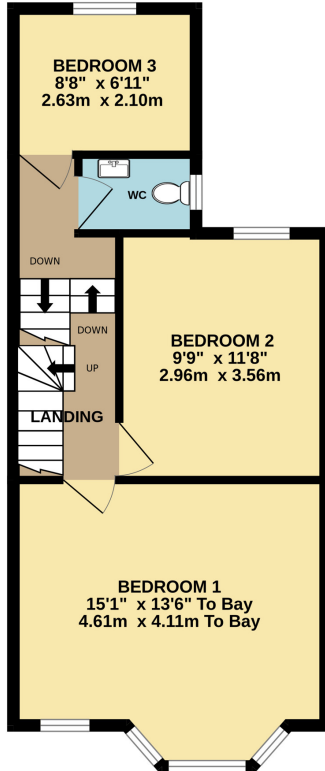
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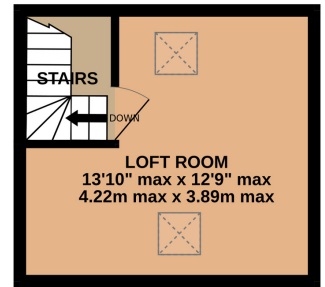
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



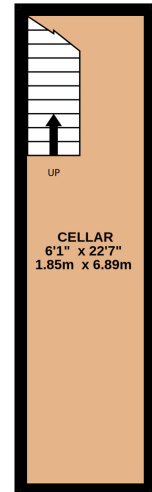
1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.



BASEMENT
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

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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