



For Sale

Freehold

Bremptions, Ghyllgrove, **Asking Price Of £265,000**

A TRULY EXCEPTIONAL AND EXTENDED END TERRACED 3 BEDROOMED HOUSE WITH PARTICULARLY SPACIOUS GROUND FLOOR ACCOMMODATION. 23' X 19' OPEN PLAN LOUNGE, 18'4" WELL FITTED KITCHEN/DINER EXTENSION, STUDY/SECOND RECEPTION, 3 GOOD BEDROOMS. LUXURY REFURBISHED BATHROOM/WC. GAS CENTRAL HEATING WITH RADIATORS (NOT TESTED), UPVC DOUBLE GLAZED THROUGHOUT. EASY MAINTENANCE REAR GARDEN, BURGLAR ALARM SYSTEM, CAVITY WALL INSULATION. EXCELLENT DÉCOR, SHORT WALK OF TOWN CENTRE AND STATION, CLOSE LOCAL SCHOOLS ETC., AMPLE LOCAL PARKING. HIGHLY RECOMMENDED.

ENTRANCE

UPVC double glazed entrance door with matching side light to fully enclosed storm porch entrance with ceramic tiled floor, large meter and storage cupboard off. Double, double glazed UPVC casement doors to:-

LOUNGE

Open plan and spacious lounge, which measures 23' 1" x 19' 3" narrowing to 8'8" with large front elevation UPVC double glazed window, two radiators. Deep under stairs storage cupboard, real wood flooring, double opening part glazed doors to:-

STUDY

Measuring 10'3" x 8'6" (was former kitchen) built in storage cupboard, wood laminate floor, open hatch to kitchen/diner

KITCHEN/DINER

Impressive kitchen/diner extension which measures 18'4" x 12'7" comprehensively fitted with a range of light wood effect units comprising base units with drawers and cupboards beneath, inset stainless steel sink unit with mono bloc mixer, inset ceramic hob with oven under and stainless steel extractor over. Plumbing for automatic washing machine, space for fridge freezer. A range of wall cupboards. Fully tiled walls to kitchen section, ceramic tiled floor. Inset halogen ceiling lights, two skylight windows, 2 UPVC double glazed rear elevation windows. UPVC double, double glazed casement doors to garden. Radiator.

Staircase from open plan lounge to :-

HALLWAY

Neat first floor landing with radiator. Deep linen cupboard and storage cupboard.

BEDROOM 1

Measures 11' x 10'7" with radiator, UPVC double glazed window, wood laminate floor, built in double and built in single wardrobe cupboards.

BEDROOM 2

Measures 11'5" x 9'1" with radiator. UPVC double glazed window, wood laminate floor, cupboard housing a modern "Vaillant" combination gas central heating boiler (not tested)

BEDROOM 3

Measures 8'6" x 8' with radiator, UPVC double glazed window, wood laminate floor.

BATHROOM

Luxury refurbished bathroom/WC with a white suite comprising



modern panelled bath with mixer taps and a Triton electric shower unit over with curtain. A hand basin set with vanity unit with cupboard beneath. Close coupled low flush WC. UPVC double glazed window, fully tiled walls, pine clad ceiling, extractor fan, radiator.

EXTERIOR

There is comprehensive local on street parking available, currently without permits, although we are informed by the vendor that permit parking may be introduced in the near future. Please also note that the vendor currently rents the garage adjacent to the property at £12.00 per week and hopefully any prospective buyer of this property will be able to continue on with that tenancy, although this of course cannot be guaranteed.

REAR GARDEN

There is a compact courtyard style rear garden which is paved with a side entrance and gate.

NOTE

The vendor presently rents the garage immediately adjacent to the house and it is likely that the purchaser may be able to continue this rental.

EPC RATING

EPC rating D



PLEASE NOTE: Smith Lachter Property Specialists, for themselves and for the vendors or lessors of this property give notice that: (1) These particulars do not constitute any part of or a contract: (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Smith Lachter Property Specialists has any authority to make or give any representation or warranty whatever, in relation to this property. (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise: (5) Fixtures and fittings mentioned may not be included if an offer is accepted. (6) No enquiries have been made relating to Town Planning or Building Regulations approval.