



East End, Wolsingham, DL13 3EB
2 Bed - House - Semi-Detached
£139,950

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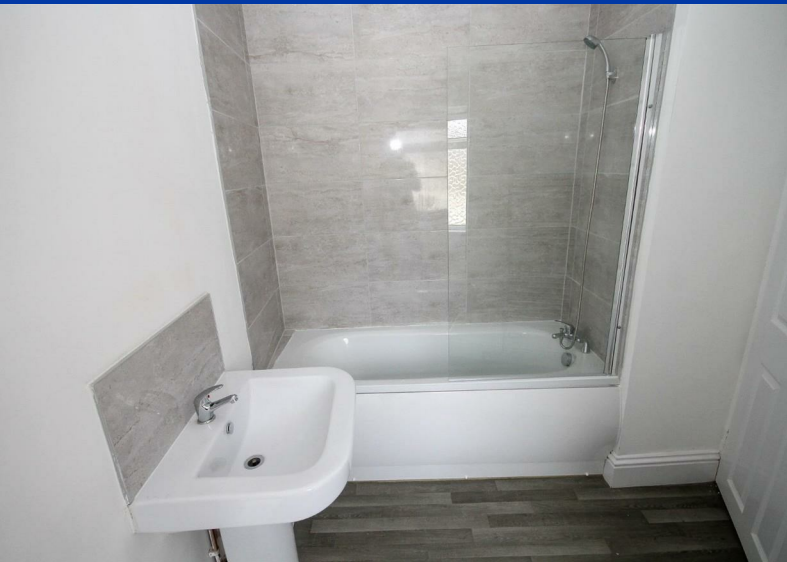
* RECENTLY REFURBISHED * NEW KITCHEN AND BATHROOM * DECORATED THROUGHOUT AND NEW FLOORING * TWO DOUBLE BEDROOMS * GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS * POPULAR VILLAGE LOCATION * WALKING DISTANCE TO THE VILLAGE SQUARE * NO ONWARD CHAIN *

We are delighted to offer to the sales market this recently refurbished two bedroom stone built house which is within strolling distance of the village square. The house has undergone a programme of refurbishment, including; new kitchen and bathroom; decorated throughout and new flooring. The property also has a large attic space with window to front aspect. It is warmed by gas central heating and has double glazed windows.

The internal floor plan comprises; entrance hallway, kitchen with a range of white gloss wall, base and drawer units and space for dining table, Spacious lounge with large bay window to front aspect allowing an abundance of natural light into the room. To the first floor there are two double bedrooms and a bathroom which has a refitted three piece suite and loft access.

East End is conveniently located in Wolsingham being a short walk away from the amenities, which include Barclays bank, Doctors surgery, Chemist, hairdressers, cafes and butchers. Primary and secondary schooling are also in the village and it has bus links giving access to other neighbouring towns and villages.

Contact Robinsons for further information.



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Strategic Marketing Plan

Dedicated Property Manager

East End, Wolsingham

Approximate Gross Internal Area
829 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		79	
		57	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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