

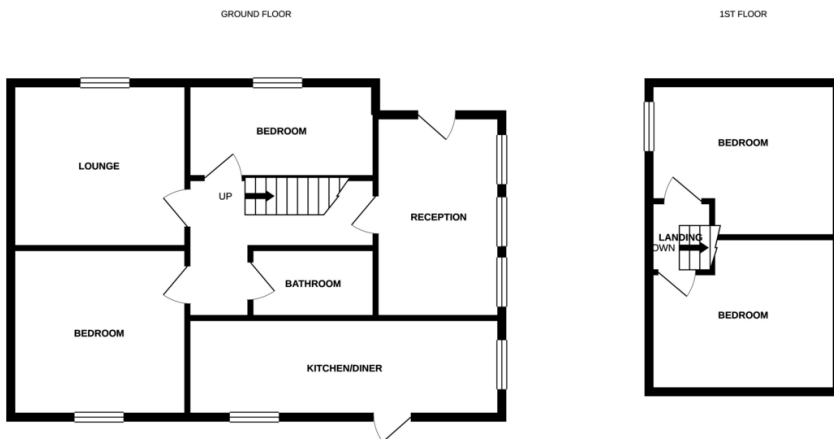


# 15 Villa Crescent

CV12 9NF

£227,500

**\*\*SOMETHING A BIT DIFFERENT -UPDATING REQUIRED\*\*** An extended semi-detached domer bungalow sold with no chain situated in a highly sought after location. In our opinion the main selling features of the property are;- gas fired heating, double glazed, lounge, two ground floor bedrooms, ground floor shower room, extended kitchen/ dining room, further reception room, on the first floor;- two further bedrooms. Outside;- majority tarmacadam drive with block paved trim, raised border, drive leading to brick built garage with up and over door, gate leading to rear garden, majority lawned, part patio.



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.  
Made with Metreplan 17/02/21



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In more detail, the property comprises;-

Front entrance door opening into potential home office/ sitting room.

## HOME OFFICE/SITTING ROOM

13' 1" x 9' 2" (3.99m x 2.79m) Three obscure UPVC double glazed windows to side elevation, double glazed door to reception hall.

## RECEPTION HALL

Stairs ascending.

## LOUNGE

15' 8" x 11' (4.78m x 3.35m) UPVC double glazed window to front elevation, hot water radiator, coal effect fire set in fireplace surround.

## BEDROOM ONE

14' x 11' 1" (4.27m x 3.38m) UPVC double glazed window to rear elevation, hot water radiator, built in wardrobes and cupboards to the majority of one wall.

## BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m) UPVC double glazed window to front elevation, hot water radiator, door opening into storage area housing Vailant gas fired central heating boiler.

## SHOWER ROOM

6' 9" x 6' 11" (2.06m x 2.11m) Obscure double glazed window to study, hot water radiator, fully tiled walls, three piece shower suite comprises;- wash hand basin hot/cold, double storage cupboard beneath, WC flush unit, double shower cubide with shower

screen, shower unit above shower tray.

## KITCHEN/DINER

20' x 7' 1" (6.1m x 2.16m) UPVC double glazed window to side and rear elevation, hot water radiator (x2), the kitchen has the benefit of wall and base units with roll edge work surface to two walls, incorporating four ring gas hob, extractor hood above, oven and grill set beneath, one and a half bowl sink unit hot/cold mixer, single drainer, space for numerous appliances, double glazed doors to rear garden.

On the first floor;-

## LANDING

## BEDROOM THREE

13' x 9' (3.96m x 2.74m) UPVC double glazed window to side elevation, hot water radiator.

## BEDROOM FOUR

10' 8" x 10' 8" (max) (3.25m x 3.25m) Double glazed roof window to rear elevation, hot water radiator, mirror fronted built in sliding door wardrobe to one wall.

## OUTSIDE

Majority tarmac foregarden, block paved trim, direct access leading to brick built garage with up and over door, side gate leading to rear garden, patio area with lawned garden area beyond.

## GENERAL INFORMATION

**TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion.

**SERVICES:** all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

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