



Sketchley Lane  
Ratcliffe Culey

Offers Over **£275,000**

\*\*\* BE QUICK WITH THIS ONE !!! \*\*\*. Mark Webster estate agents are delighted to be able to offer for sale this detached property located in this ever desirable village of Ratcliffe Culey in need of full renovation briefly comprising: Two reception rooms, kitchen, shower room, two double bedrooms, large rear garden and driveway.



## RECEPTION ROOM ONE

13' 5" x 12' 6" (4.09m x 3.81m)

Having a double glazed side entrance door, door to the stairs leading off to bedroom one, exposed ceiling beams, access to the kitchen, door to the shower room and a further door to the second reception room.

## RECEPTION ROOM TWO

14' 5" x 11' 3" (4.39m x 3.43m)

Double glazed window to front aspect, tiled fireplace, door to the stairs leading off to bedroom two, opaque double glazed door giving access to the rear porch.

## KITCHEN

9' 8" x 5' 2" (2.95m x 1.57m)

Double glazed window to rear aspect, fitted base and eye level units, roll edge work surfaces, space and point for an electric cooker, plumbing for a washing machine, stainless steel sink and tiled splash backs.

## SHOWER ROOM

9' 2" x 5' 5" (2.79m x 1.65m)

Two opaque double glazed windows to rear aspect, low level WC, wash basin, walk in style shower having an electric shower.

## BEDROOM ONE

13' 6" x 13' 6" (4.11m x 4.11m)

Double glazed windows to front and side aspects.



## BEDROOM TWO

13' 6" x 13' 6" (4.11m x 4.11m)

Double glazed window to front aspect and an interconnecting door to bedroom one.

## TO THE EXTERIOR

The property benefits from a large rear garden that requires some work and clearing but offers excellent potential to be the perfect family garden or further scope for redevelopment (subject to relevant planning). Located to the side of the property is a driveway providing off road parking.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**SERVICES:** We understand that all mains services are connected with the exception of mains gas.

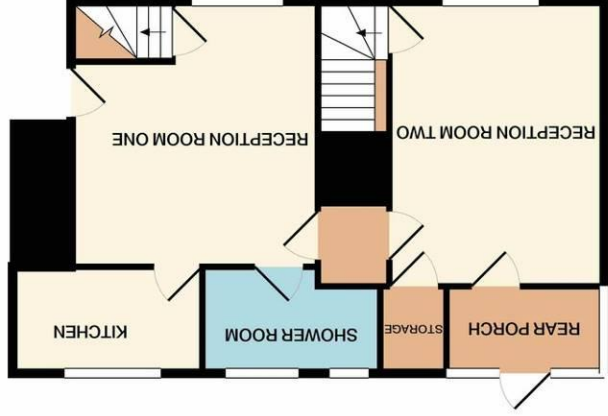
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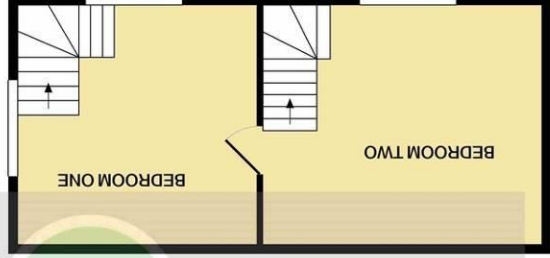
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Mark Webster  
ESTATE AGENTS  
APPROX FLOOR AREA 610 SQ.FT. (474 SQ.M.)



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