



 **2**
Bedrooms

 **1**
Bathroom



Guide Price.....£325,000 to £345,000

2 Bedroom End of Terrace House

Situated inThe Desirable Area of Wilmington

Close to Wilmighjton Grammar Schools For Boys & Girls

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McConnells are pleased to offer to the market this well presented end of terrace 2 bedroom victorian cottage style home. Situated in the desirable area of Wilmington the property is perfectly located for easy access to the local boys and girls grammar schools as well as the A2/M25 motorways and amenities. To the ground floor the property comprises lounge, kitchen and bathroom with two double bedrooms to the first floor. The property would be well suited to a first time buyer or buy to let investor.

Lounge: 11'5ft x 11ft (3.515m x 3.375m) Glazed panelled front door, Woodplank laminate floor covering, ornate fire place with surround and hearth, built in cupboard housing gas and electric meters, radiator

Kitchen: 11'4ft x 11ft (3.474m x 3.370m) Range of wall and base units with wood block effect work surfaces, stainless steel sink with chrome mono bloc tap, built in electric oven, ceramic hob and extractor hood, space and plumbing for washing machine, exposed brickwork feature wall, quarry tiled floor, radiator

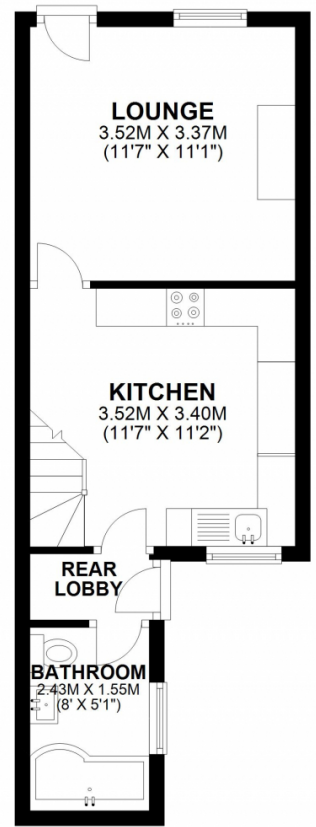
Bathroom: Comprising P shaped shower bath with chrome mixer tap and shower attachments, glass shower screen, vanity unit with inset wash hand basin and chrome mono bloc tap, push button WC, partly tiled walls, chrome heated towel rail, ceramic tiled floor, extractor fan

Bedroom 1: 11ft x 11'5ft (3.375m x 3.525m) Fitted carpet and radiator

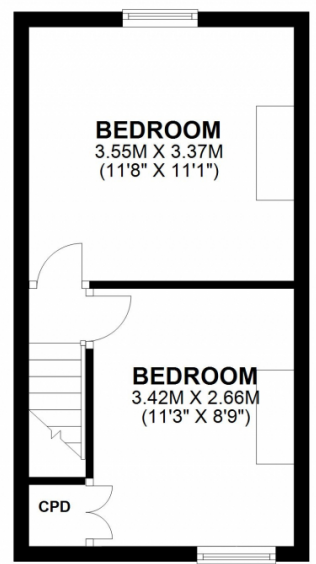
Bedroom 2: 11ft x 8'8ft (3.370m x 2.690m) Fitted carpet, radiator, built in storage cupboard over stairs

Rear Garden: Raised planting area, garden shed, side pedestrian access and garden tap

GROUND FLOOR
APPROX. 29.7 SQ. METRES (319.2 SQ. FEET)



FIRST FLOOR
APPROX. 24.4 SQ. METRES (262.1 SQ. FEET)



TOTAL AREA: APPROX. 54.0 SQ. METRES (581.3 SQ. FEET)

