



## 7 Fontenay Road, Richmond

### Offers in the Region of £267,000

In this very popular area, close to all schools and convenient for the Town Centre, this three bed roomed semi detached house sits on a generous corner plot and has the benefit of ample driveway parking and a double garage. To the ground floor there is a large open plan living area and a modern kitchen, with the first floor having three bedrooms and a bathroom. Externally there is driveway parking, a nicely presented garden and a double garage with additional parking. An early inspection is strongly advised!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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## **Entrance Hall:**

Accessed through a part glazed upvc door, the welcoming hallway has a radiator, inset entrance matting and useful under stairs storage.

## **Open Plan Living Area:**

The large dual aspect living area have two defined sections.

The relaxed seating area has a upvc double glazed bay window to the front of the property, a TV point, a radiator and a fireplace with an Adams style surround and an electric fire.



The dining area has ample space for family dining and has a radiator and a upvc double glazed window overlooking the rear garden.



## **Kitchen:**

Fitted with a range of quality cream coloured units with soft close fittings and complimenting countertops.



There is space for a cooker, plumbing for a washing machine and dishwasher, space for a fridge freezer and two upvc double glazed windows. A half glazed upvc door gives access to the garden.



## **First Floor Landing:**

The generous landing has loft access and a upvc double glazed window.

## **Bedroom:**

A double bedroom with original picture rails, a radiator and a upvc double glazed window to the front of the property.



### **Bedroom:**

A double bedroom with a radiator and a upvc double glazed window overlooking the rear garden.



### **Bedroom:**

With a built in cupboard, original picture rails and a upvc double glazed window.



### **Bathroom:**

Fitted with a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and two upvc double glazed windows.



### **External**

To the front the property sits behind a low wall and a forecourt garden. There is a driveway that runs to the side of the property and provides off street parking.

The rear garden is mainly lawned and has a patio seating area.



A gate to the rear leads to the additional parking area and the double garage.



The Double Garage has two up and over doors.

### **Additional Information**

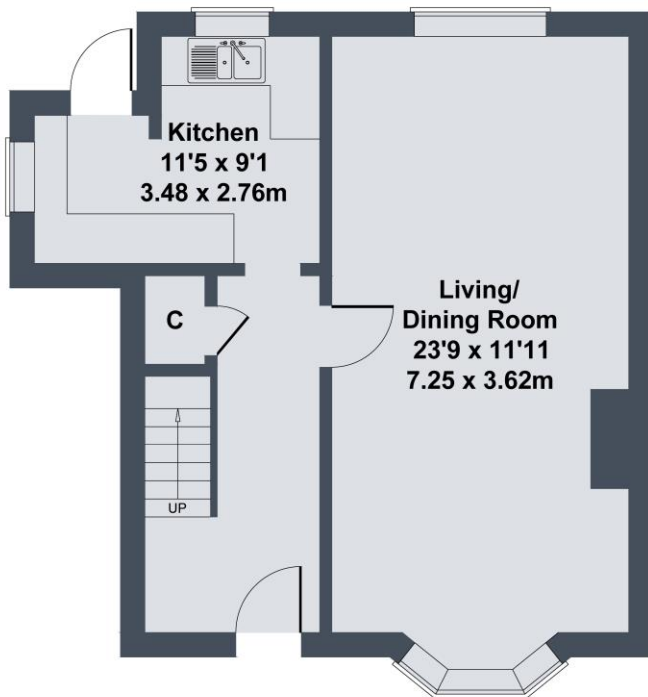
The postcode is DL10 5AE and the Council Tax Band is C.

The gas central heating boiler is approximately four years old and is located in the loft.

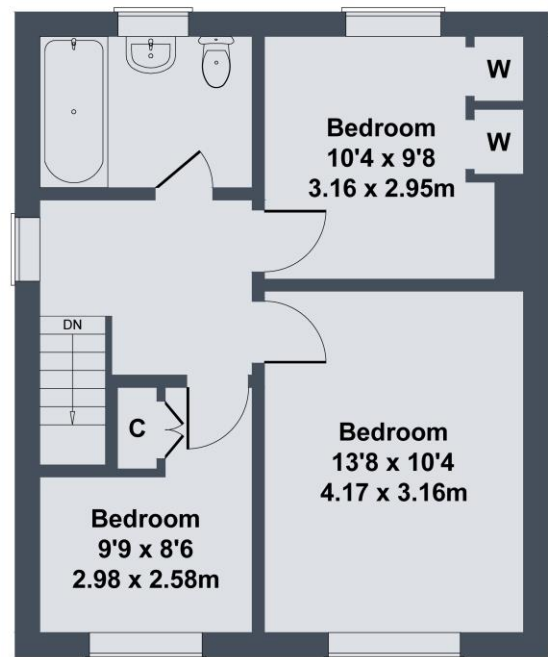
**7 Fontenay Road, Richmond, DL10 5AE**

Approximate Gross Internal Area

947 sq ft - 88 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.

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