



King & Co.

3 THE BEECHES, STRUTON BY STOW, LN1 2BA
£184,950





INFORMATION

Council tax band A

EPC rating – C72

Construction - Cavity Wall

Tenure - Freehold

Parking - Drive way

To the front of the property is a gravel driveway and a laid to lawn area. A path leads up to the front door and into the;

ENTRANCE PORCH

With fitted carpet and internal door leading to;

LOUNGE

13' 3" x 13' 0" (4.06m x 3.97m) With window to front elevation, under stairs storage area, fitted carpet, radiator and central heating thermostat.

DINING KITCHEN

13' 1" x 8' 8" (3.99m x 2.66m) With a range of base and wall units, inset cooker, 4 ring electric hob with extractor fan over, stainless steel sink and drainer unit with mixer taps and 1.5 bowl, alpha boiler wall mounted boiler, plumbing for an automatic washing machine, laminate flooring, fuse box and radiator.



FIRST FLOOR LANDING

With airing cupboard and access to loft space

BEDROOM 1

13' 5" x 13' 1" (4.10 max m x 3.99 max m) With window to front elevation, fitted carpet and radiator

BEDROOM 2

8' 6" x 6' 6" (2.6m x 2m) With window to rear elevation, fitted carpet and radiator

BATHROOM

With pedestal wash basin, low suite WC, Vinolay flooring, radiator and electric shower over bath



REAR GARDEN

Having a garden shed, being fully enclosed and mostly laid to lawn with a patio area, the garden backs onto the school playing field.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

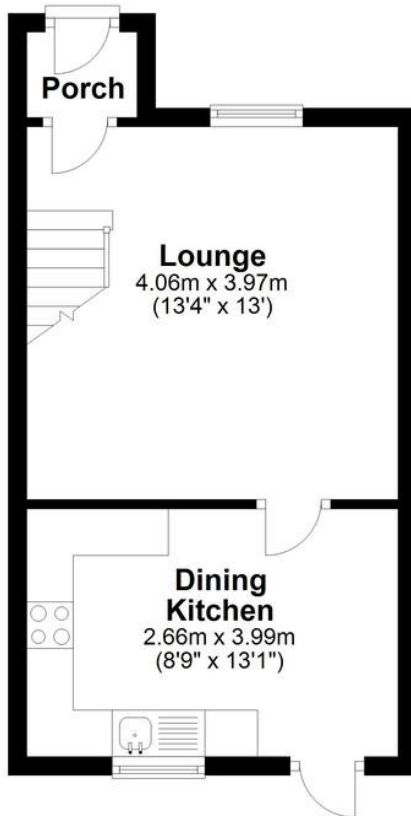
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



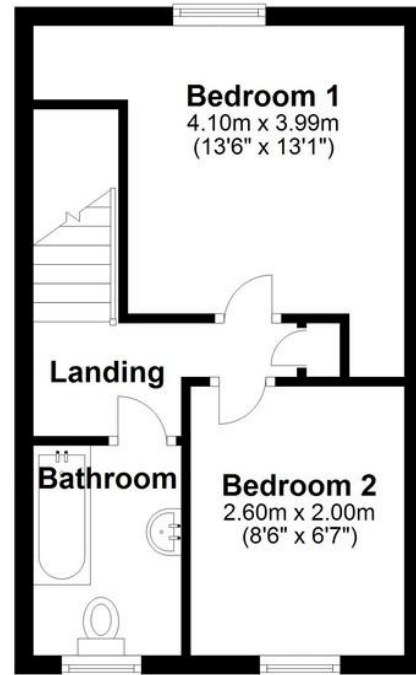
Ground Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 53.1 sq. metres (571.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

