





19 Beaufort Way

Rhose

Charming 2-bed end of terrace in a quiet cul de sac. Spacious living room, modern kitchen with oven. First-floor bathroom with WC and shower. Parking space, enclosed rear garden. No onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO BEDROOM END OF TERRACE
- HALL LEADING TO A SPACIOUS LIVING ROOM
- MODERN KITCHEN WITH OVEN TO REMAIN
- FIRST FLOOR BATHROOM, WC AND SHOWER
- PARKING TO THE SIDE OF THE PROPERTY
- ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION
- EPC RATING OF D68





Entrance Porch - 5' 5" x 4' 7" (1.65m x 1.40m)
Accessed via a uPVC door with obscure glazed panels. Further internal door to the living room.

Living Room - 14' 2" x 12' 1" (4.31m x 3.68m)
A super size newly carpeted main reception room with a front uPVC window, radiator and stairs to the first floor along the back wall. A door leads to the kitchen and also to a handy under stair cupboard.

Kitchen - 12' 2" x 7' 0" (3.71m x 2.13m)
A modern kitchen fitted with a range of eye level and base units. Free standing cooker to remain and space for other appliances as required. Rear uPVC window and door to the rear garden. Vinyl flooring.

Landing - A small carpeted landing with doors to the two bedrooms and bathroom. Loft hatch.

Bedroom One - 12' 2" x 8' 10" (3.71m x 2.69m)
A newly carpeted double bedroom with radiator and front uPVC window.

Bedroom Two - 12' 2" x 6' 11" (3.71m x 2.11m)
A newly carpeted bedroom with radiator and rear uPVC window.

Bathroom - 8' 9" x 4' 9" (2.66m x 1.45m)
A modern bathroom with a white suite comprising a WC, pedestal basin and bath with electric shower over. Obscure side uPVC window, radiator and tiled splashback areas.

Allocated parking - Off road parking to the left side of the property for one vehicle.

Front Garden - A small frontage laid mainly to lawn and with a path leading to the front door. Open to the parking area.

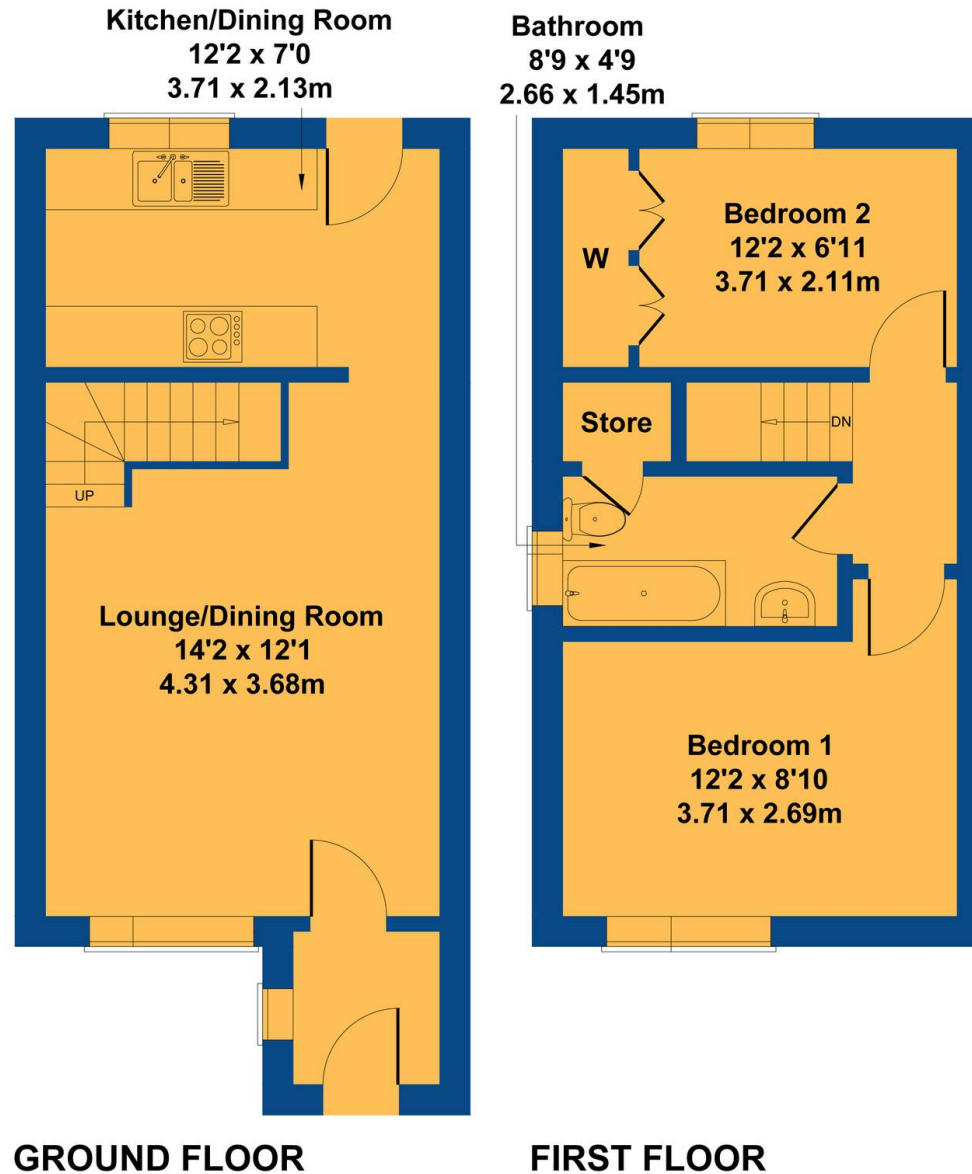
Rear Garden - An enclosed rear garden with initial patio and slightly raised lawn all enclosed by fencing.



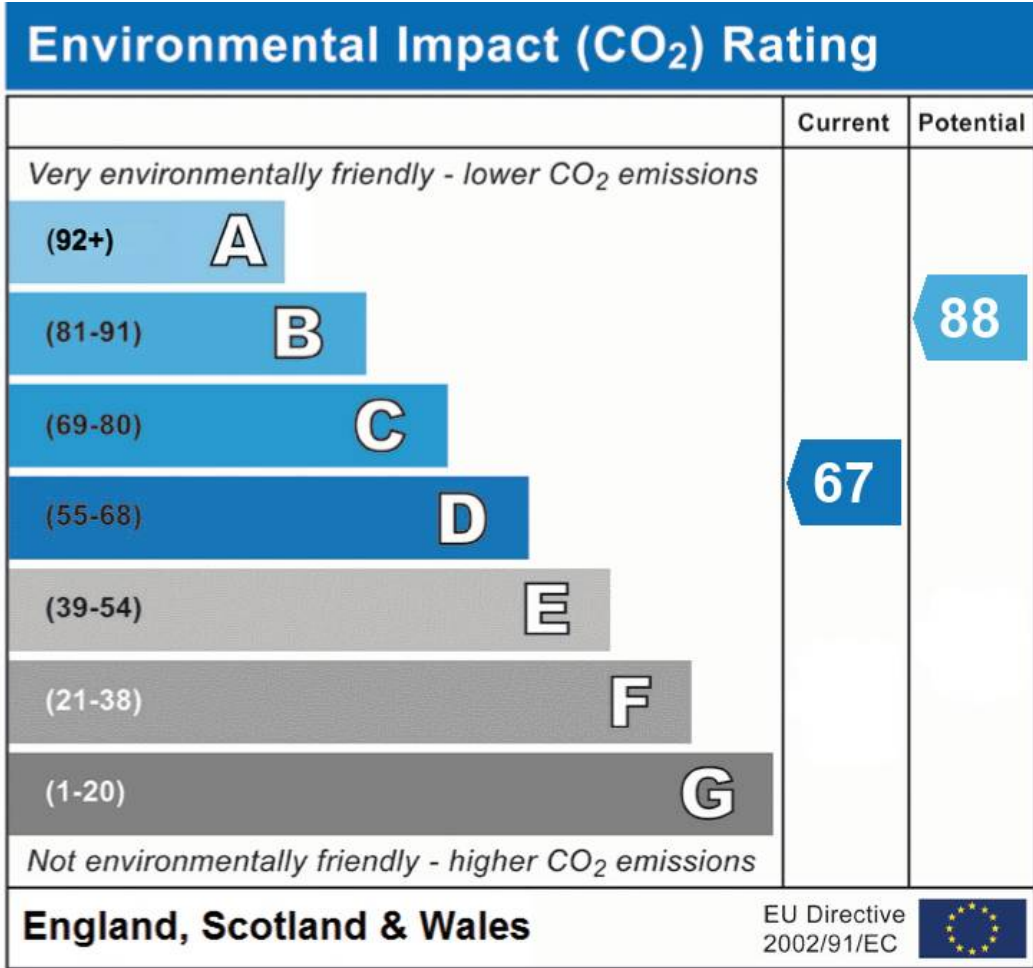
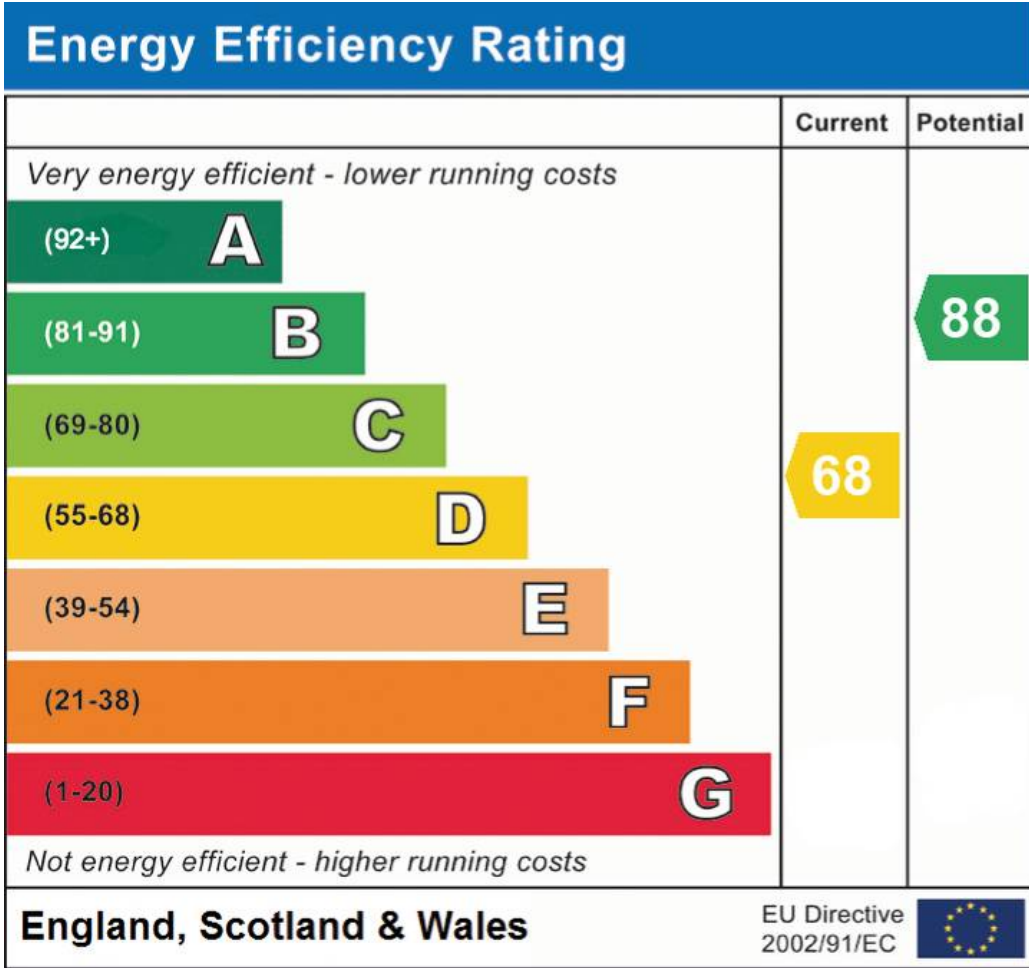
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Approximate Gross Internal Area

677 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2024
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