

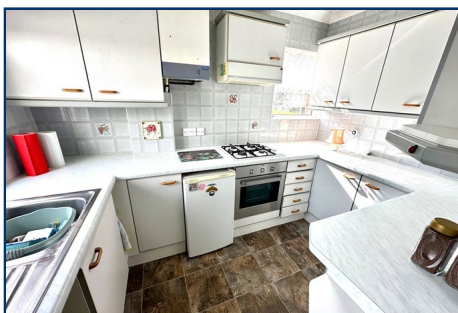


IAN WATKINS
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THREE BEDROOM END OF TERRACE HOUSE WITH GARAGE IN DURRINGTON

- Three Bedrooms
- Entrance Porch
- 26'5 Through Lounge Diner
- Conservatory
- Double Glazing & GFCH
- Garage
- No Ongoing Chain
- Viewing Recommended

£359,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom end of terrace house in the popular area of Durrington. The accommodation features an entrance porch, 26'5 through lounge/dining room, conservatory, and shower room and downstairs cloakroom. Outside features a rear garden which offers a good deal of seclusion, garage and front garden. Other features include double glazing and gas central heating and no ongoing chain. Viewing is recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE PORCH

Double glazed windows, power, double glazed front door to -

ENTRANCE HALL

Radiator, double glazed leaded light frosted window, coved and textured ceiling, under stairs storage cupboards.

DOWNSTAIRS CLOAKROOM

White suite comprising low level W.C, wash hand basin, radiator, frosted double glazed window, tiled floor and part tiled walls.

THROUGH LOUNGE DINING ROOM - 8.05m x 3.45m (26' 5" x 11' 4")

The lounge area has a double glazed bay window, radiator, electric coal effect fire with wooden surround and hearth, coved and textured ceiling.

Arch through to the dining area - radiator, coved and textured ceiling, double glazed doors leading to the conservatory and opening to the -

KITCHEN - 3.15m x 1.96m (10' 4" x 6' 5")

Double aspect with double glazed windows comprising of inset single drainer stainless steel sink unit with cupboard under, space and plumbing for washing machine, roll top work surface adjacent with fitted oven and four ring hob with concealed extractor over, wall mounted gas fired boiler supplying domestic hot water and central heating, further roll top work surface with cupboards and drawers under and eye level cupboards over, part tiled walls.

CONSERVATORY - 3.58m x 2.97m (11' 9" x 9' 9")

Power and light, double glazed windows and doors giving access to the secluded rear garden.

FROM THE ENTRANCE HALL STAIRS LEADING TO

LANDING

Double glazed window, hatch to roof space with pull down ladder.

BEDROOM ONE - 4.27m x 3.05m (14' x 10')

Measurement into the double glazed bay window, full range of mirror fronted wardrobes with hanging rail and shelves, radiator.

BEDROOM TWO - 3.71m x 3.23m (12' 2" x 10' 7")

Radiator, double glazed window, coved and textured ceiling.

BEDROOM THREE - 2.54m x 2.08m (8' 4" x 6' 10")

Double glazed window, radiator, coved and textured ceiling.

SHOWER ROOM

Corner shower cubicle with electric shower unit, low level W.C, wash hand basin inset into vanity unit with cupboards under, tiled walls, frosted double glazed window, radiator, airing cupboard with hot water tank with slatted shelves over, coved and textured ceiling.

OUTSIDE

REAR GARDEN

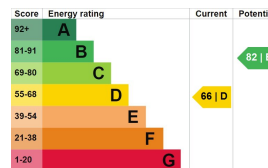
The garden offers a great deal of seclusion with paving to the front, lawned area, paved area to the centre of the garden, attractive plants, shrub and tree borders, to the rear there is a pebbled area and further borders, personal door to the garage, outside water tap and gate giving side access to -

GARAGE

Approached via a side road, the garage has power and light.

FRONT GARDEN

The front garden is partly paved, part lawn and has attractive plant and shrub borders.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.