



**Philosophers Gate, Ashwell SG7 5DL**



**welcome to**

**Philosophers Gate, Ashwell**

A beautifully presented 2 double bedroom semi-detached family home sold for an 80% share, comprising dual aspect lounge/diner, fitted kitchen/breakfast room, ground floor cloakroom, and lovely gardens to front and rear.



**Door To Entrance Hall**

Stairs off to first floor landing. Radiator. Doors to:

**Cloakroom**

Low flush WC. Wash hand basin. Understairs storage cupboard. Radiator.

**Lounge/Diner**

18' 11" x 10' 3" ( 5.77m x 3.12m )

Lovely dual aspect lounge with double glazed window to front with shutters, double glazed double doors to rear, radiator and wood flooring.

**Kitchen/Breakfast Room**

11' max x 10' 7" max ( 3.35m max x 3.23m max )

Extremely well-presented fitted kitchen/breakfast room comprising built in oven and gas hob with stainless steel extractor hood over, sink unit with mixer taps and work surface surround, range of base and wall units, space and plumbing for automatic washing machine and dishwasher, space for large fridge/freezer, wall mounted boiler, double glazed window to rear and tiled flooring.

**First Floor Landing**

Double glazed window to rear. Radiator. Doors to:

**Bedroom One**

18' 10" max x 9' 11" max ( 5.74m max x 3.02m max )

Built in wardrobe and cupboard. Radiator. Double glazed window to front.

**Bedroom Two**

14' 8" x 9' 9" max ( 4.47m x 2.97m max )

Radiator. Double glazed window to rear.

**Bathroom**

Suite comprising bath with shower over, low flush WC, wash hand basin, radiator and double glazed window to rear.

**Rear Garden**

There is a good sized landscaped garden to the rear with a paved patio area to side with two wooden sheds, lawn area with flower beds to borders, and gravel area to the end of the garden with raised flower beds. The garden is fence enclosed with a side gate for access and offers perfect spaces for entertaining.

**Front Garden**

Shingle front garden with picket fence, bush border, and paved pathway to front and side of the property.

**Parking**

Driveway to side providing off-road parking.

**Agents Note**

The sale price represents an 80% share.

No rent payable.

There are 115 years remaining on the lease.

Monthly service charge: £86.26



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## Philosophers Gate, Ashwell

- Beautifully presented 2 double bedroom semi-detached family home.
- The sale price represents an 80% share with no rent payable (80% Restricted Equity).
- Lovely dual aspect lounge/diner.
- Well-presented fitted kitchen/breakfast room.
- Ground floor cloakroom and separate family bathroom.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 86.26

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110653 - 0006

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