



Wentworth Grove, Clavering, TS27 3PP
2 Bed - Apartment
£49,950

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**** UNDERGONE MANY IMPROVEMENTS ** NO CHAIN INVOLVED **** We are delighted to offer to the open market for sale this superb two bedroom self contained ground floor apartment. It is located in a private residential area and overlooks a pleasant grassed area and has local shopping facilities within strolling distance. Features include gas central heating via a replacement combination boiler and has uPVC double glazing. The floor plan briefly comprises: private entrance hall, comfortable lounge with patio doors leading to the private rear garden, restyled kitchen which has white units and includes a new built-in oven and hob, two bedrooms and to complete the accommodation is a newly fitted bathroom/WC which has a white suite with modern PVC panelling to walls. Another pleasing feature of this apartment is its private rear garden which enjoys a sunny aspect. Located in a separate block is a single garage. Most rooms have newly fitted flooring and fitted blinds. Internal viewing comes highly recommended.

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door, single radiator, 'grey oak' style laminate flooring, built-in cloaks cupboard with hanging rail, built-in large shelved storage cupboard, smaller under stairs storage cupboard.

PLEASANT LOUNGE (rear)

11'5 x 14'5 overall (3.48m x 4.39m overall)

Double radiator, 'medium oak' style laminate flooring, uPVC double glazed patio door to rear garden.

IMPRESSIVE KITCHEN/BREAKFAST ROOM

8'5 x 9'2 overall (2.57m x 2.79m overall)

Fitted with an excellent range of white base, wall and drawer units with 'black marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, fitted breakfast bar, white tiling to splashback, wall mounted Ideal gas combination boiler, uPVC double glazed window, single radiator.

BEDROOM 1 (front)

12'2 x 10'4 overall (3.71m x 3.15m overall)

uPVC double glazed window, single radiator, 'grey oak' style laminate flooring.

BEDROOM 2 (front)

8'5 x 7'2 overall (2.57m x 2.18m overall)

uPVC double glazed window, single radiator, 'grey oak' style laminate flooring, extractor fan.

NEWLY FITTED BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, fitted shower screen, pedestal wash hand basin with mixer tap, close coupled WC,

modern 'marble' effect PVC panelling to walls, uPVC double glazed opaque window, single radiator, extractor fan.

OUTSIDE

To the rear of the apartment is an enclosed garden which is laid mainly to lawn. The garden enjoys a high degree of privacy as it is not directly overlooked and also has a sunny aspect.

NB 1

A single garage is located in a separate block.

NB 2

The property is of leasehold tenure and has a yearly maintenance charge.





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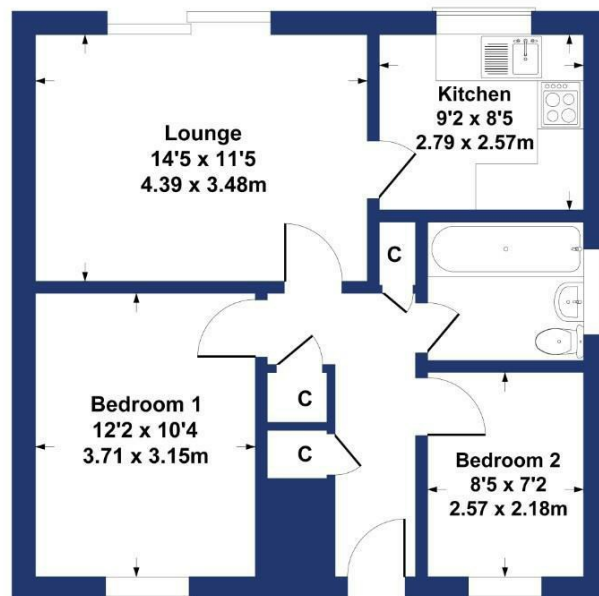
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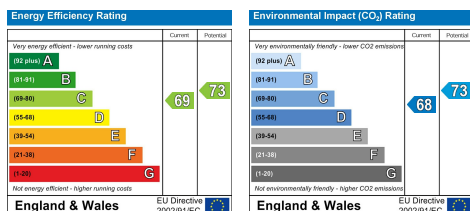
Approximate Gross Internal Area
554 sq ft - 51 sq m



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.

Produced by Potterplans Ltd. 2019



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