



Two bedroom home in CHARLTON KINGS on a large plot & in need of modernisation.

This spacious character home is set in the ever popular Charlton Kings close to high achieving schools, amenities & transport links. Set on a large plot this home is ideal for those looking to put their own stamp on a home.

Ground floor briefly comprises entrance hall, two reception rooms, fitted kitchen & conservatory/sun room.

Entrance Hall

Entrance via UPVC door. Doors to sitting room, dining room and kitchen. Stairs to first floor. Night storage heater.

Sitting Room 12' x 12' (3.66m x 3.66m)

UPVC double glazed bay window to front aspect. Feature fireplace, coving and wall mounted night storage heater.

Dining Room 13' x 9'9 (3.96m x 2.97m)

UPVC double glazed window to rear aspect, feature fireplace and coving. Wall mounted night storage heater. Storage cupboard.

Kitchen 10'10 x 9'5 (3.30m x 2.87m)

UPVC patio door and window to side aspect. Range of base level and wall units with work surface over. Stainless steel sink unit with mixer tap over and plumbing for washing machine. Space for cooker and tiled walls. Further appliance space. Wall mounted night storage heater.

Conservatory

UPVC double glazed windows to rear and side aspects and patio door to rear aspect.

Utility 5'7 x 4' (1.70m x 1.22m)

Window to side aspect.

Landing

Doors to both bedrooms and bathroom. Storage cupboard and loft style access to loft room.

Bedroom One 15'8 x 12'2 (4.78m x 3.71m)

UPVC double glazed windows to front and side aspects. Electric panel heater.

Bedroom Two 13'5 x 9'11 (4.09m x 3.02m)

UPVC double glazed window to rear aspect and storage cupboard. Electric panel heater.

Bathroom

UPVC double glazed window to rear aspect and storage cupboard. Vanity was hand basin with mixer tap over. Low level WC and P-shaped bath with mixer tap. Wall mounted night storage heater.

Loft Room 13'4 x 12'1 (4.06m x 3.68m)

Window to rear aspect and velux sky light. Access to eves storage and built in wardrobes. Night storage heater point.

Cellar 15'7 x 12'11 (4.75m x 3.94m)

Window to side aspect.

To Rear

Mainly laid to paved area. Enclosed via timber panel fencing and side access. Access to outbuildings and garage.

Garage

Up and over door and window to side aspect.

To Front

Off road parking and side access.

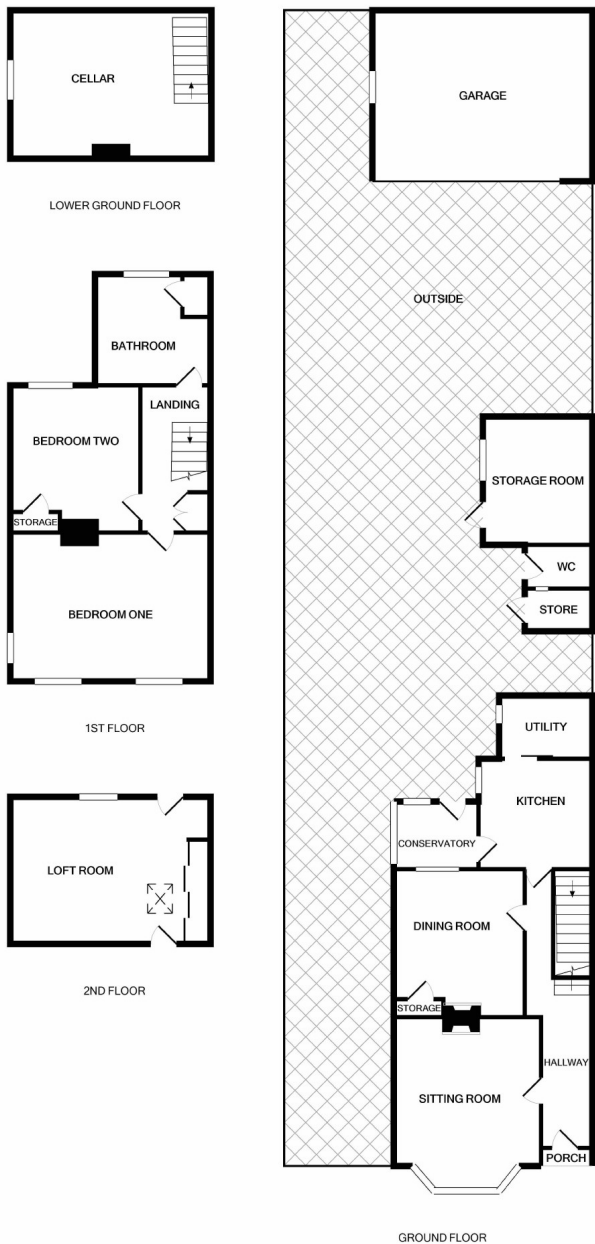
Date particulars created - 08.10.20

Details awaiting vendor approval.

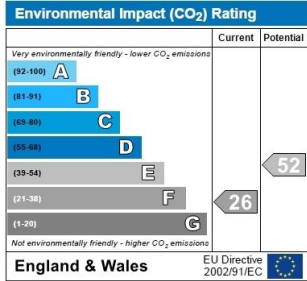
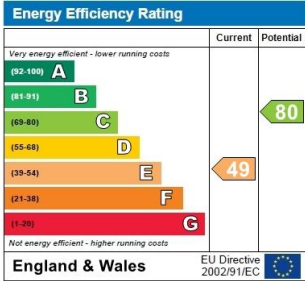
Agents Note - Should your offer be accepted

Please find attached a letter confirming the instruction of your property as well as a validation certificate. If you could kindly sign and return this to us, this is just to confirm you are happy with the property particulars. If you don't have facilities to scan it back to us, could you just confirm in an email that you are happy with the property details.

DIRECTIONS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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