

Chartered Surveyors, Estate Agents, Valuers

R.A. **Jackson
& Son**
Est. 1830



16 Farnham Close, Lemington | Offers in the region of £125,000

Three Bedroom End Terraced House

Secluded Position

Dining Kitchen

Recently Refurbished Shower Room

Garage and Mature Gardens

No Onward Chain

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OFFERED WITH NO ONWARD CHAIN, THIS END TERRACED FAMILY HOME OFFERS A SECLUDED LOCATION.

ACCOMMODATION COMPRISES: ENTRANCE HALLWAY, DOWNSTAIRS WC, LIGHT AND AIRY LOUNGE WITH BOW WINDOW TO THE FRONT. THERE IS ALSO A KITCHEN WITH DINING AREA. TO THE FIRST FLOOR, THERE ARE TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM, AND FAMILY SHOWER ROOM WITH WC. EXTERNALLY, THERE ARE MATURE GARDENS TO THE FRONT, GABLE AND REAR ELEVATIONS AND A

Entrance Hall:

Radiator.



Lounge:

12'7" x 12' 1" (3.84m x 3.66m 0.03m)

Double glazed bow window to the front, radiator and ornamental living flame gas fire with surround

Dining Kitchen:

15' x 9'5" (4.57m x 2.87m)

Fitted with a range of matching wall and base units with work surfaces above incorporating single stainless steel sink, gas hob, electric oven, extractor hood, plumbed for dishwasher, under stairs cupboard and additional storage cupboard. Radiator.



WC:

Double glazed window to the rear, low level wc, pedestal wash hand basin and radiator



First Floor Landing:

Storage cupboard and loft access

Front Double Bedroom:

11'8" x 8'5" (3.56m x 2.57m)

Double Glazed window to the front and radiator

Rear Double Bedroom:

10'4" x 10'4" (3.15m x 3.15m)

Double Glazed window to the rear, built in cupboard and radiator



Front Single Bedroom:

6'5" x 8'5" (1.96m x 2.57m)

Double Glazed window to the front, built in raised cupboard and radiator

Shower Room:

5'5" x 6'8" (1.65m x 2.03m)

Frosted double glazed window to rear, recently refurbished and including a newly installed shower cubicle with electric shower, low level wc, pedestal wash hand basin and radiator

Externally:

Mature gardens to the front, gable and rear elevations with patio area abutting the rear elevation. There is a single garage contained within a nearby block.

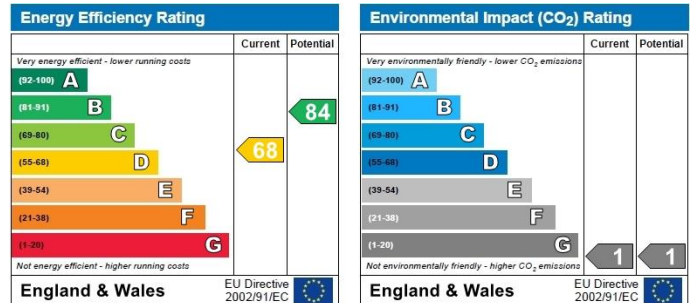
Tenure:

It is believed that the property is freehold, but we are unable to confirm this as we have no access to the title documentation. Should you proceed with the purchase, these details must be verified by your solicitor.

EPC:

Rating D
Details available on request.

EPC



Viewing

Strictly by appointment through R.A Jackson & Son
T: 0191 2571253 E: sales@rajackson.co.uk
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Floor plan

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