



***** NO CHAIN INVOLVED ***** A most impressive three bedroom terraced property occupying a pleasant position on Milbank Close in a popular part of Hart Village. The home overlooks a pedestrianised green to the front, whilst featuring low maintenance gardens and garage to the rear. The internal accommodation is well presented, features recently upgraded internal doors and benefits from a modern kitchen and bathroom. An ideal purchase for a variety of buyers including first time buyers and families, with accommodation warmed by gas central heating and featuring uPVC double glazing. The floor plan briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and double doors which open to the pleasant lounge with attractive feature fire surround, electric fire and additional double doors into the impressive open plan kitchen/breakfast/diner including built-in oven/hob/extractor, plus free standing fridge/freezer. To the first floor are three bedrooms, with built-in wardrobes to the master, plus a modern bathroom/WC which is fitted with a white suite and chrome fittings. The loft space has been boarded and is suitable for storage purposes only. Externally, the front garden is open plan and laid mainly to lawn which leads to a pedestrianised area with walkways and views. To the rear is a low maintenance garden. Located to the bottom of the garden is a detached single garage.

Milbank Close, Hart, TS27 3BT
3 Bed - House - Mid Terrace
£142,950

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GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed entrance door with matching windows, laminate flooring, upgraded internal door to:

ENTRANCE HALL

Staircase to the first floor with fitted carpet, modern 'oak' style laminate flooring, single radiator, upgraded double doors with glazed inserts giving access to the lounge.

LOUNGE

13'06 x 12'06 (4.11m x 3.81m)

Modern fire surround with 'marble' effect hearth and upstand area with flicker flame electric fire, uPVC double glazed window to the front aspect, smaller wood double glazed window looking into the porch, double radiator, coved ceiling, under stairs storage cupboard with electric light fitting, modern 'oak' style laminate flooring, upgraded double doors with glazed inserts into:

IMPRESSIVE FITTED KITCHEN/BREAKFAST/DINER

15'08 x 10'03 (4.78m x 3.12m)

Fitted with a superb range of 'pear wood' style base, wall and drawer units with 'granite' effect working surfaces in a 'U' shaped layout incorporating inset one and a half 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, matching 'chimney' style canopy housing illuminated extractor fan above, free standing fridge/freezer, integrated dishwasher, attractive tiling to splashback, breakfast bar area, uPVC double glazed window, modern 'oak' style laminate flooring, plumbing for automatic washing machine (machine excluded), cupboard housing gas fired central heating boiler, double radiator, uPVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Hatch to boarded loft space which has a Velux double glazed roof light and has been boarded for storage purposes only.

BEDROOM ONE

12'08 x 8'03 (3.86m x 2.51m)

Built-in double wardrobe with matching shelved storage cupboard, uPVC double glazed window with pleasant views, single radiator, coved ceiling, fitted carpet.

BEDROOM TWO

9'03 x 9'02 (2.82m x 2.79m)

uPVC double glazed window, single radiator, coved ceiling, built-in storage cupboard with hanging rail.



BEDROOM THREE

10'03 x 6'10 (3.12m x 2.08m)

uPVC double glazed window, single radiator, coved ceiling, built-in storage cupboard.

MODERN BATHROOM/WC

6'02 x 6'02 (1.88m x 1.88m)

Fitted with a white three piece suite comprising: close coupled WC, panelled bath with mixer tap, chrome mains shower fitting above with protective glass shower screen, pedestal wash hand basin, attractive tiling to splashbacks, ceiling spotlights, laminate flooring, chrome heated towel radiator, uPVC double glazed opaque window.

OUTSIDE

The front is open plan and laid mainly to lawn which leads to a pedestrianised area and onwards to a pleasant grassed area. To the rear of the property is a low maintenance garden which has a patio area with gated access to rear. Located to the bottom of the garden is a single garage.

GARAGE

With roller door, power points and electric light fitting, personal door to garden.



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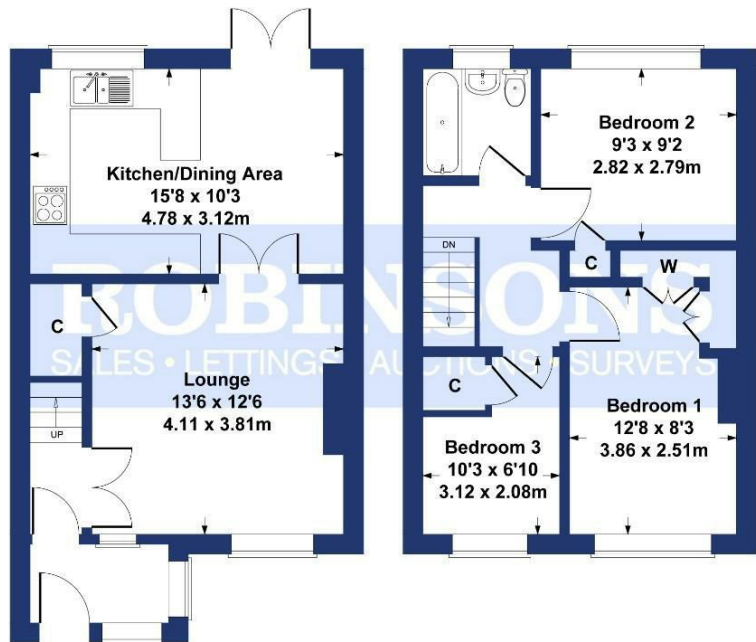
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Milbank Close

Approximate Gross Internal Area
759 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

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. 2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	87	64	89

Energy Efficiency Rating: 66 (Current), 87 (Potential). Environmental Impact (CO₂) Rating: 64 (Current), 89 (Potential).

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