





CHAIN FREE. Three bedroom end of terraced house situated in the ever popular village of Wilmington providing easy access to local primary & grammar schools and within easy reach of A2 & M25 motorway links. This property is in need of modernisation. the property comprises entrance hall, spacious lounge with separate dining room, fitted kitchen, three good sized bedrooms and first floor bathroom. Externally there are front and rear gardens with parking to the side and a garage. VIEWINGS RECOMMENDED.

ENTRANCE HALL

Carpet, skirting, coving, under stairs storage, stairs to first floor.

LOUNGE

13' 0" x 12' 4" (3.96m x 3.76m) Carpet, skirting, coving, radiator, feature fire (untested), double glazed window to front.

DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m) Carpet, skirting, coving, radiator, double glazed window to rear.

KITCHEN

9' 2" x 9' 2" (2.79m x 2.79m) Vinyl flooring, skirting, coving, radiator, range of wall and floor units with work surfaces over, single sink with mixer taps, plumbed for washing machine, double glazed window to rear, double glazed door leading to garden.

FIRST FLOOR LANDING

Carpet, skirting, coving, storage cupboard, access to loft via hatch.

BEDROOM ONE

12' 3" x 9' 9" (3.73m x 2.97m) Carpet, skirting, coving, radiator, built in wardrobe, double glazed window to front.

BEDROOM TWO

10' 3" x 10' 1" (3.12m x 3.07m) Carpet, skirting, coving, radiator, storage cupboard, double glazed window to rear.



BEDROOM THREE

8' 8" x 8' 4" (2.64m x 2.54m) Carpet, skirting, coving, radiator, double glazed window to front.

BATHROOM

Vinyl flooring, skirting, panelled bath with mixer taps and shower attachment, low level W/C, wash hand basin on pedestal, fully tiled walls, double glazed window to rear.

REAR GARDEN

Approx. 30ft, patio area, mainly laid to lawn with mature borders.

FRONT GARDEN

Mainly laid to lawn.

PARKING

Parking for two cars and a garage.

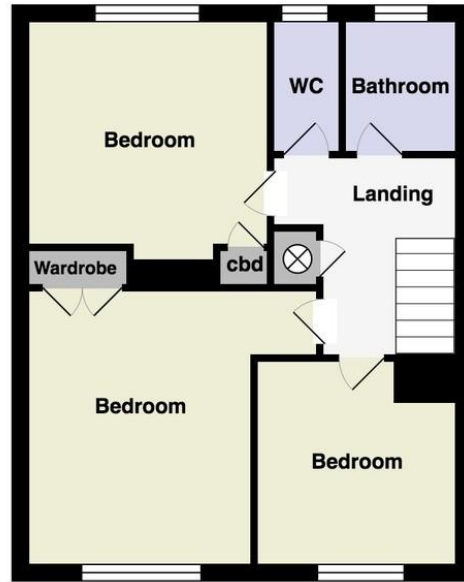
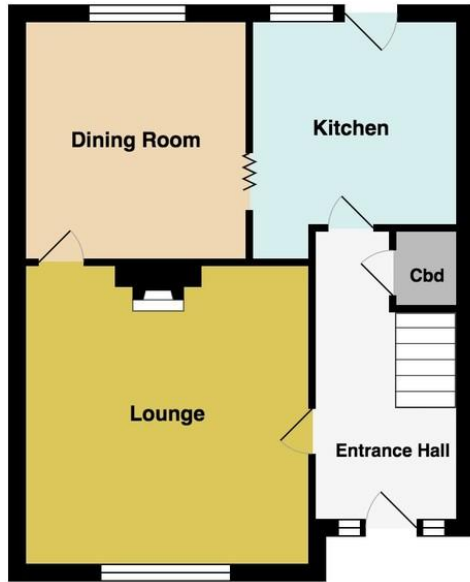
TENURE

We have been advised this property is freehold.

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-10	G		