



Catcote Road, TS25 3DZ
2 Bed - House - Mid Terrace
£92,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

***** CLOSE TO THE FENS SHOPS *** VIEWING RECOMMENDED ***** A two bedroom mid terraced property offering deceptively spacious accommodation ideal for a first time buyer or young family. The home is situated in a rarely available part of Catcote Road facing Torquay Avenue and within a short stroll of the Fens shops. The accommodation features gas central heating and uPVC double glazing, whilst further benefitting from useful off street parking and a pleasant westerly aspect rear. The internal layout comprises: entrance hall with stairs to the first floor and access to the dual aspect lounge with French doors to the rear garden. The kitchen is fitted with 'oak' style units to base and wall level and includes a built-in oven, hob and extractor. A useful utility area/additional kitchen area offers further space, whilst to the first floor are two good sized bedrooms and the family bathroom which features a three piece white suite and chrome fittings. Externally is a low maintenance front with a paved driveway for off street parking. The enclosed rear garden is generous in size, should prove to be suntrap in the summer months and includes a useful storage shed. Local schools and transport links are also within easy reach of the property.





GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, modern laminate flooring, stairs to the first floor with fitted carpet, upgraded internal doors, convector radiator.

LOUNGE

15'07 x 10'05 (4.75m x 3.18m)

A spacious dual aspect family lounge enjoying a good degree of natural light with large uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear garden, useful under stairs storage cupboard, single radiator.

KITCHEN AREA

11'00 x 8'06 (3.35m x 2.59m)

Fitted with an attractive range of 'oak' style units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, all finished in brushed stainless steel with matching splashback, recess with plumbing for washing machine, wine rack to eye level, glass fronted display cabinets to eye level, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, tiled flooring, coving and inset spotlights to ceiling, access to utility area.

UTILITY AREA

8'00 x 5'01 (2.44m x 1.55m)

Space for free standing fridge/freezer, uPVC double glazed access door to the front, uPVC double glazed window, matching tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear garden, hatch to loft space.

BEDROOM ONE

15'07 x 10'05 (4.75m x 3.18m)

A good sized master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, storage cupboard with gas central heating boiler, single radiator.

BEDROOM TWO

14'07 x 9'11 (4.45m x 3.02m)

A spacious second bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC

7'10 x 5'10 (2.39m x 1.78m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and shower over, wash hand basin with mixer tap, low level WC, tiled splashback, chrome heated towel radiator, uPVC double glazed window the rear aspect.

OUTSIDE

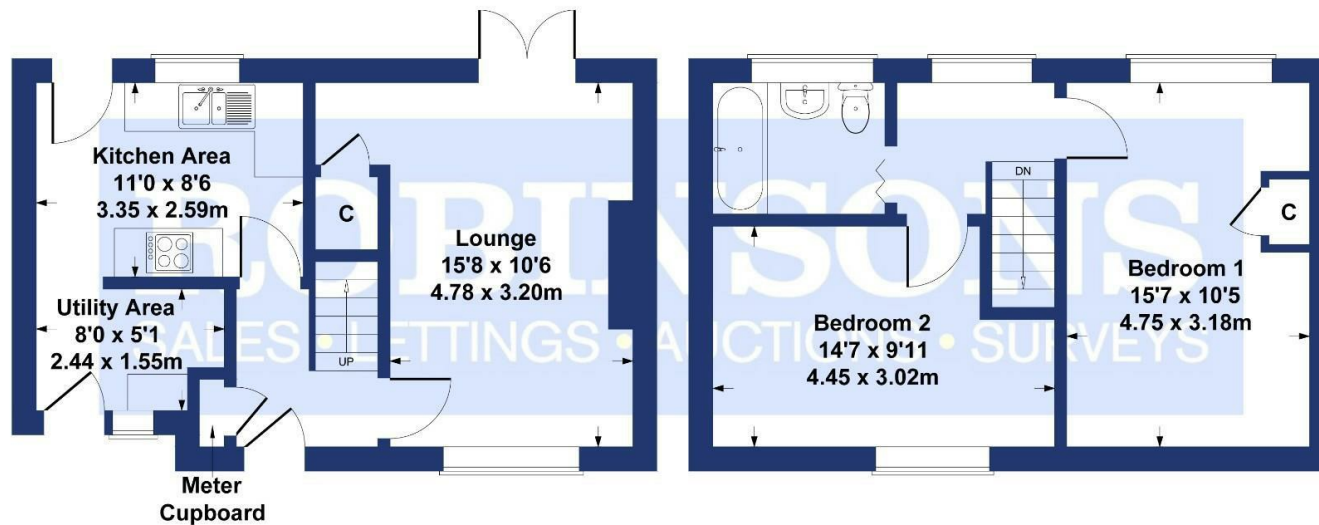
The property is set back with a low maintenance front garden incorporating a lawned area with a paved driveway allowing useful off street parking for two/three cars. The enclosed rear garden is of a generous size and enjoys a westerly aspect, meaning it should prove to be a suntrap in the summer months. Brick and timber storage sheds offer external storage.





Catcote Road

Approximate Gross Internal Area
727 sq ft - 68 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.