

**Dixon Mews, Featherstone**

**£175,000**

  
**MARTIN&CO**



Dixon Mews, Featherstone

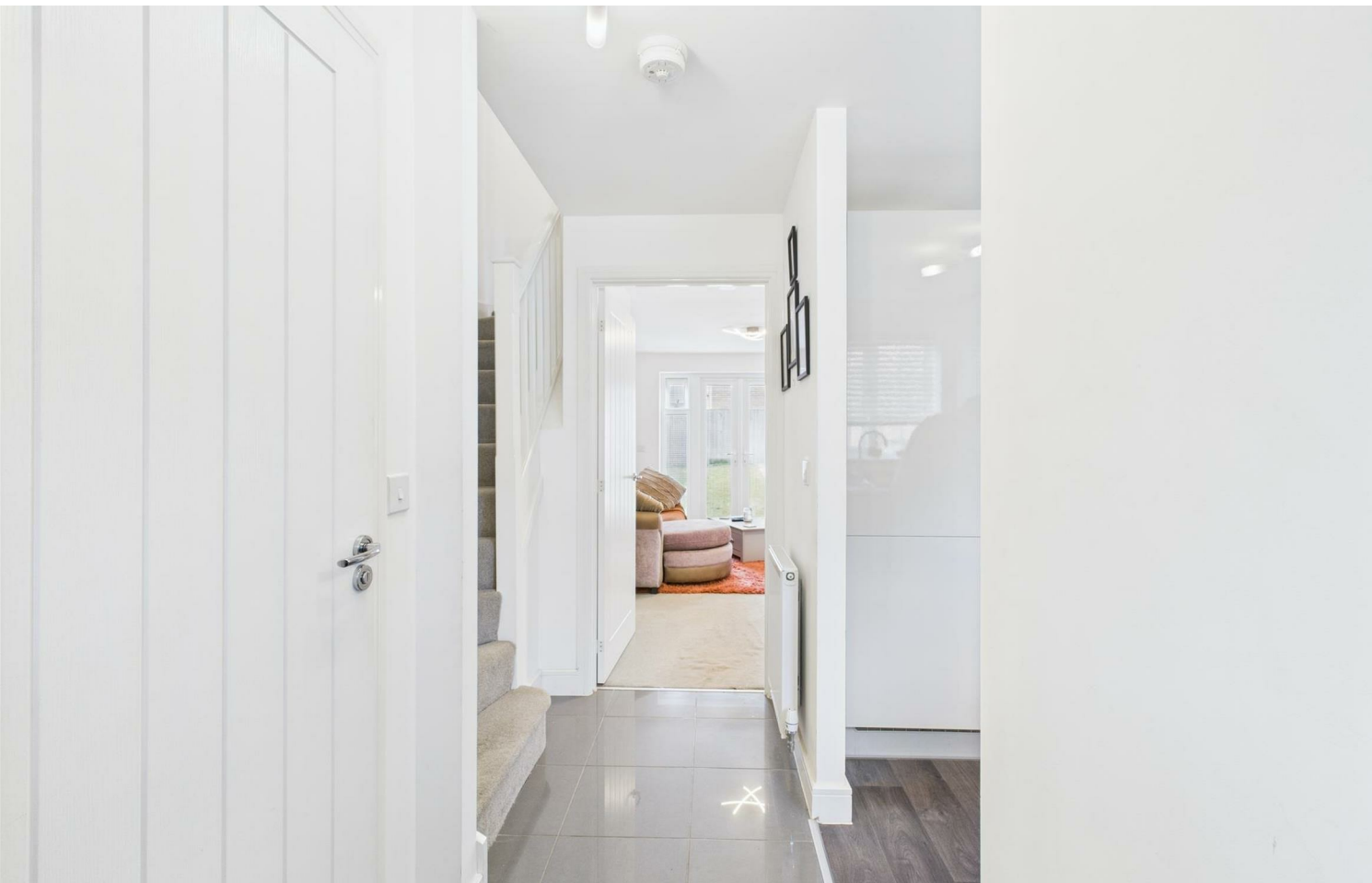
House - Townhouse

2 Bedrooms, 2 Bathroom

£175,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- ALLOCATED OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- A POPULAR DEVELOPMENT SET IN A SMALL CUL DE SAC
- CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- COUNCIL TAX BAND A
- EPC RATING B
- MODERN MID TOWN HOUSE

Martin & Co are delighted to offer this RECENTLY BUILT TWO BEDROOM mid town house. En-suite to main bedroom. BEAUTIFULLY PRESENTED and in a POPULAR LOCATION. Close to local amenities, schools, and transport facilities. Cul de sac location with gardens to front and rear. NO ONWARD CHAIN.



**HALLWAY**

The front entrance door opens into a hallway with stairs leading to the first floor. Doors to the living room and downstairs w.c.. Archway into the kitchen.

**KITCHEN**

Fitted with a range of wall and base units, laminate work surfaces over with inset sink and mixer tap and matching upstands. Electric oven and gas hob with extractor over with splash back. Built in fridge freezer, dishwasher and plumbing for a washing machine. Gas central heating. Window to the front aspect.

**LOUNGE**

A good size lounge with French doors leading out to the rear garden. Storage cupboard, radiator.

**WC**

WC, hand wash basin, radiator and obscure glazed window to front aspect.

**LANDING**

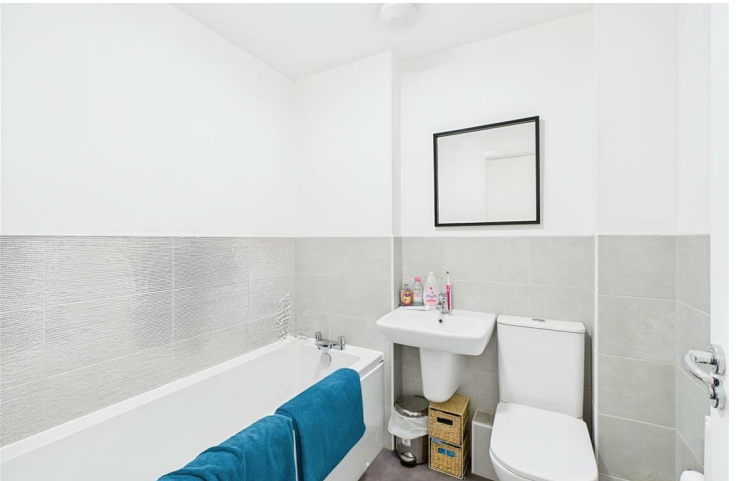
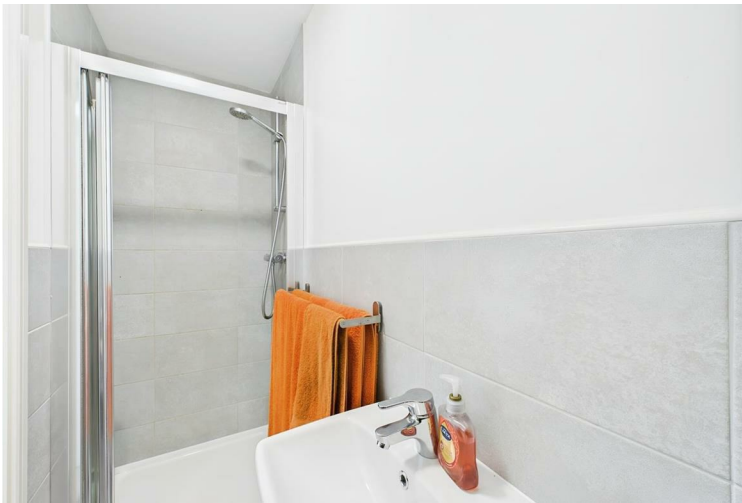
With white painted balustrade. Loft access. Doors to the two bedrooms and bathroom.

**BEDROOM**

Double bedroom with en-suite, window to rear aspect and radiator.

**EN-SUITE**

With fully tiled shower cubicle and partial tiling around the w.c. and basin. Extractor fan and radiator







**BEDROOM**  
A further double bedroom with storage cupboard and two windows to front aspect. Radiator.

**BATHROOM**  
A three piece white suite consisting of a bath, WC and hand basin. Partially tiled walls. Extractor fan and radiator.

**OUTSIDE**  
Lawned garden to the front with path leading to the property. Allocated parking. To the rear is an enclosed garden laid mainly to lawn with patio. There is also a shared path giving access to the rear of the property.



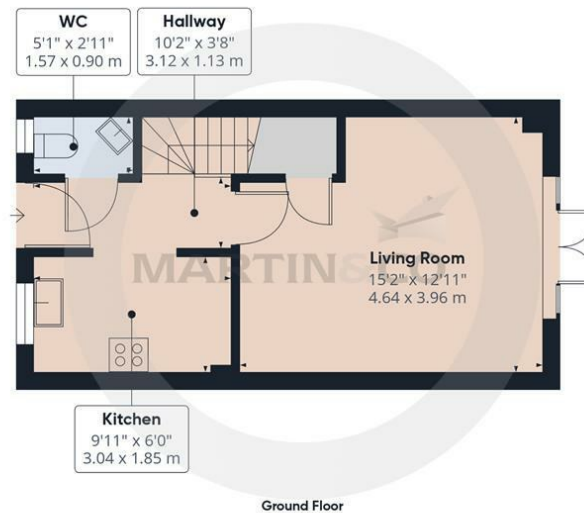
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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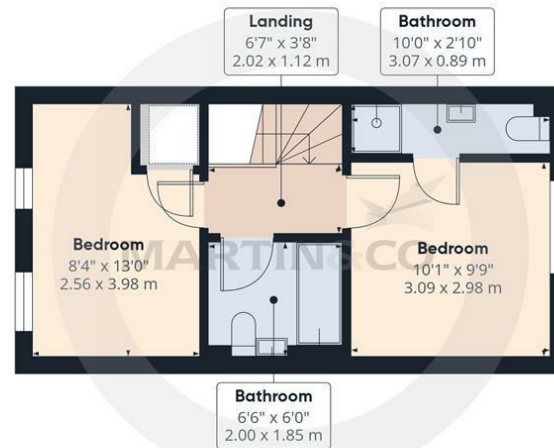








Ground Floor



Floor 2



Approximate total area<sup>(1)</sup>

620 ft<sup>2</sup>  
57.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.