

FOR SALE



Lichfield Road, Bracebridge Heath
Asking Price Of £185,000


MARTIN&CO



Lichfield Road, Bracebridge Heath

2 Bedrooms, 2 Bathrooms

Asking Price Of £185,000

- Semi-Detached Home
- Open Plan Kitchen Diner
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Single Garage with Parking

Two bedroom semi-detached home in the desirable village of Bracebridge Heath, making for an ideal investment or first time purchase. Comprising of an entrance with WC, lounge, kitchen diner, two bedrooms, master with an ensuite and a family bathroom. Driveway parking, single garage and an enclosed rear garden. Sold with no onward chain.

Bracebridge Heath is a much sought after commuter village benefitting from local amenities to include schooling, doctors practice, police station, shops, takeaways, a post office and much more!

ENTRANCE HALL Composite entrance door, carpet flooring, pendant fitting and a radiator.

CLOAKROOM 4' 10" x 2' 7" (1.497m x 0.792m) Low level WC, wall mounted basin, vinyl flooring, PVC window to the front, pendant fitting, radiator and the mains consumer unit.

LOUNGE 14' 4" x 10' 3" (4.377m x 3.148m) PVC window to the front aspect, carpet flooring, two radiators, light fitting, Danfoss heating control, electric feature fire with hearth and surround plus an under counter storage cupboard with lighting.

KITCHEN/DINER 13' 10" x 8' 7" (4.217m x 2.622m)
Base and eye level units with roll edge worksurfaces, tiled splashbacks and an inset composite sink and drainer. Fitted oven, gas hob with extractor over, space and plumbing for a washing machine and an under counter LEC fridge is included within the sale. Vinyl / carpet flooring, two light fittings, radiator, PVC window and patio doors to the rear and a wall mounted Ideal boiler with controls underneath.

STAIRS/LANDING Carpet flooring, pendant fitting, airing cupboard and access to the loft via a pull down ladder.

BEDROOM 10' 9" x 10' 7" (3.286m x 3.233m) Two PVC windows to the front, carpet flooring, radiator, ceiling fan and fitted wardrobes.

ENSUITE 7' 6" x 3' 0" (2.304m x 0.924m) Electric fed shower cubicle, vanity sink, vinyl flooring, radiator, light and extractor.

BEDROOM 10' 5" x 6' 10" (3.181m x 2.102m) PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

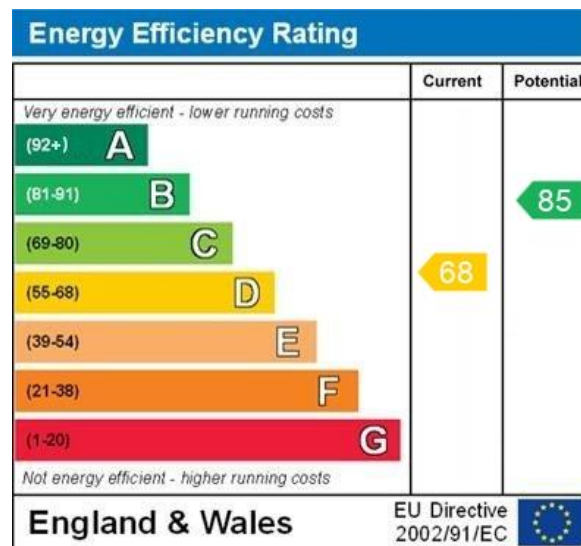
BATHROOM 6' 8" x 6' 2" (2.047m x 1.903m) Low level WC, pedestal wash basin and a panel bath. Vinyl flooring, partly tiled walls, radiator, PVC window to the rear, light and extractor.

GARAGE 5.289m x 3.248m narrowing to 2.576m.
Up and over door to the front with a personnel door to the rear, light and power.

OUTSIDE To the front is a tarmac driveway for off road parking, lighting, planted gravel area. The rear offers an enclosed garden with laid lawn and planted borders, patio area, lighting and a water supply.

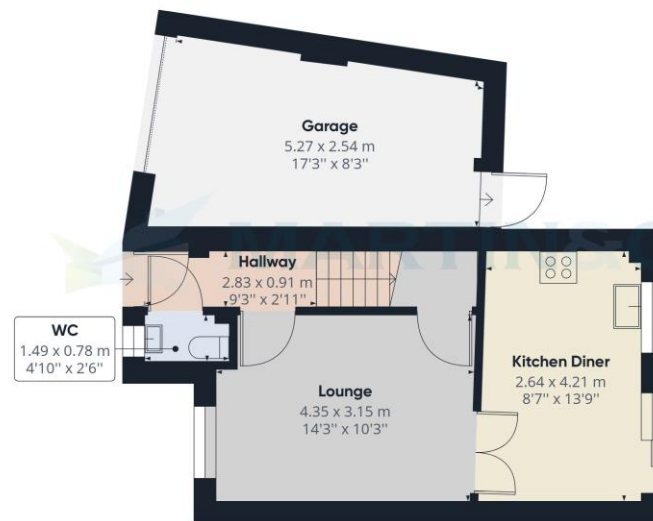


FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

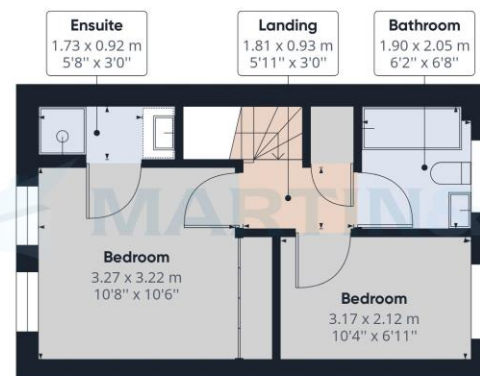


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Floor 0



Floor 1

Approximate total area⁽¹⁾

74.18 m²

798.50 ft²

(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.

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