

FOR SALE



Wesley Road, Cherry Willingham
Asking Price Of £180,000


MARTIN & CO



Wesley Road, Cherry Willingham

2 Bedrooms, 1 Bathroom

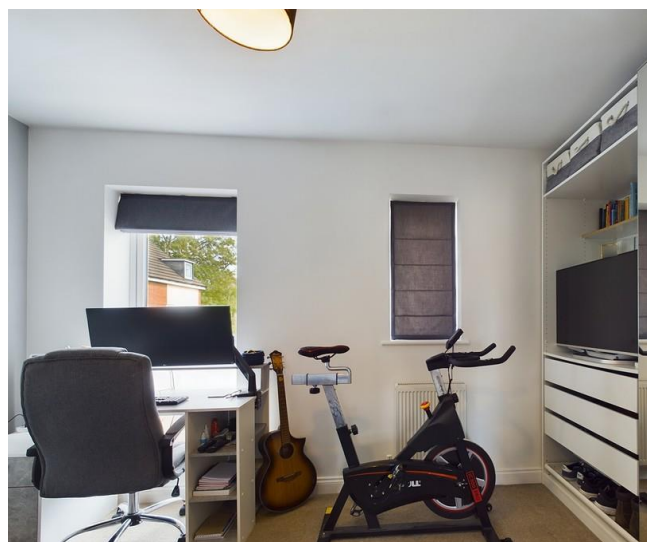
Asking Price Of £180,000

- Modern Two Bedroom Home
- Open Plan Living
- Integrated Kitchen Appliances
- Landscaped South Facing Garden
- Allocated Parking Space

DESCRIPTION Modern Two bedroom semi-detached home making for an ideal first time or investment purchase. Situated in the popular village of Cherry Willingham, this property comprises of an open plan kitchen and living area, two bedrooms and a bathroom. Allocated parking, and landscaped south facing garden. Visitor Parking available.

The village of Cherry Willingham is a well-appointed village to include schooling, shops, post office, doctors surgery, public houses and a church plus a regular bus service in to the city centre.

KITCHEN 12' 5" x 10' 2" (3.79m x 3.11m) Entrance PVC door with double glazing, base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven, gas hob with extractor over plus an integrated fridge freezer. Space and plumbing for a dishwasher, luxury laminate flooring, spot lit ceiling, radiator and a PVC window to the front aspect. Alpha boiler housed.



LIVING ROOM 15' 2" x 13' 5" (4.63m x 4.11m) PVC window to the side aspect, luxury vinyl flooring, two radiators, spot lit ceiling, fire alarm, and PVC French patio doors to the rear garden. The understairs cupboard has space and plumbing for a washing machine, along with multiple fixed coat hooks.

WC 5' 11" x 2' 10" (1.81m x 0.88m) Low level WC, pedestal wash basin, vinyl flooring, part tiled walls, spot lit ceiling, a radiator and an extractor.

STAIRS/LANDING Carpet flooring, pendant fitting and access to the loft. Loft has ladder access, electric and light.

BEDROOM 13' 4" x 9' 3" (4.08m x 2.83m) PVC window to the front aspect, carpet flooring, pendant fitting, radiator, wardrobes included in sale.

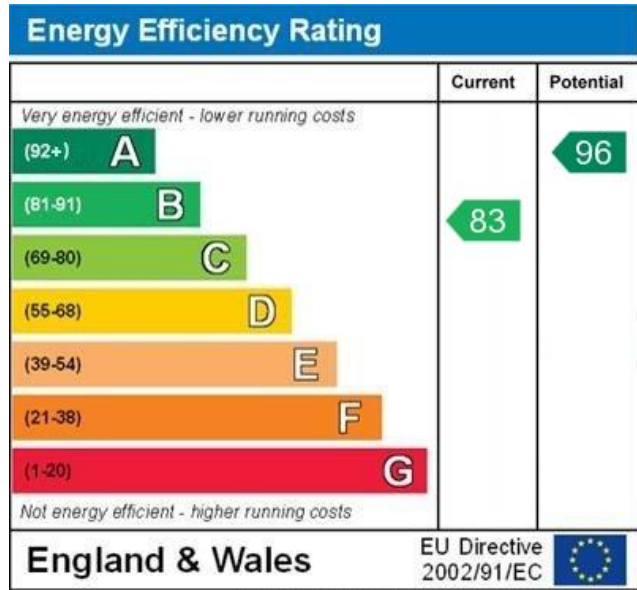
BEDROOM 13' 5" x 9' 1" (4.11m x 2.79m) PVC window to the rear aspect, carpet flooring, pendant fitting, radiator, wardrobes included in sale.

BATHROOM 7' 4" x 6' 9" (2.26m x 2.06m) Low level WC, pedestal wash basin and a mains fed corner shower cubicle, a heated towel rail, and an extractor. Vinyl flooring, PVC window to the side and a spot lit ceiling. Infrared heat source canvas included.

OUTSIDE SPACE To the front is an allocated parking space, small gravel area, pathway, and bin shed. The rear boasts a private south facing landscaped garden, fully enclosed with gated access, artificial grass, decking, patio and a shed included in sale.

FIGURE & 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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Approximate total area⁽¹⁾
61.11 m²
657.82 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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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.

