

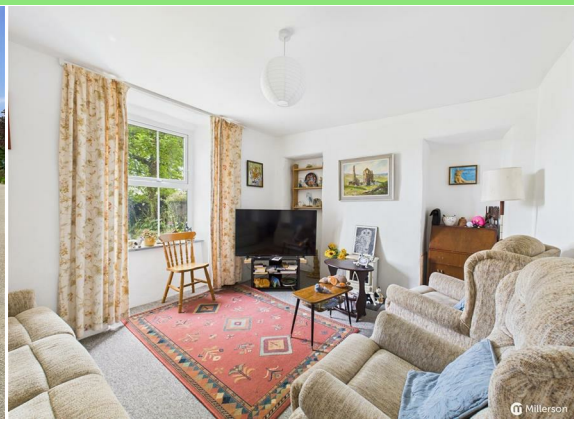


King George V Memorial Walk

Phillack

Offers In The Region Of
£325,000

- SEMI DETACHED HOME DIRECTLY FRONTING KING GEORGE V MEMORIAL WALK
- DELIGHTFUL VIEWS ACROSS COPPERHOUSE POOL
- AMPLE OFFROAD PARKING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
 - A RARE OPPORTUNITY
 - GOOD DECORATIVE ORDER
 - INTERNAL VIEWING A MUST
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 775.00 sq ft



2



1



2



D63

Entrance door to the side of the property leading into...

DINING ROOM

12'10" x 11'7" (3.91 x 3.53)

Fitted carpet, double glazed window to the side, with slate window seat, recessed alcove, radiator, carpeted stairs to first floor level. Door to lounge and open into...

KITCHEN

13'5" x 6'9" (4.09 x 2.06)

Fitted with a range of white, high gloss base and wall mounted units with wood effect work surfacing over. Radiator, vinyl flooring, wall mounted gas boiler, sink and drainer with mixer tap, double glazed window to the front, tiled splash back, four ring electric hob with integrated oven below, stainless steel and glass extractor above, tiled splash back. Slimline dishwasher, integrated washing machine, door to the side, space for fridge freezer, inset ceiling spot lighting.

LOUNGE

12'0" x 10'7" (3.66 x 3.23)

Fitted carpet, radiator, two recessed alcoves, double glazed window to the front, with slate sill, and views across Copperhouse Pool

From the dining room, carpeted stairs lead to...

FIRST FLOOR LANDING

Fitted carpet, split level landing, loft hatch, two built in cupboards, double glazed window to the side, door into...

BEDROOM 1

12'2" x 10'5" (maximum measurement) (3.71 x 3.18 (maximum measurement))

Fitted carpet, double glazed window to the front, with views of Copperhouse Pool, radiator.

BEDROOM 2

12'4" x 7'9" (3.76 x 2.36)

Fitted carpet, double glazed window to the rear with slate window seat.

OUTSIDE

The property is approached via a gated access leading to a gravel driveway proving ample offroad parking for several cars, flower bed borders.

Access into the front garden which is laid to lawn.

There is a useful block built store, and block built shed to the rear with obscured glass door, and double glazed window to the front.

AGENTS NOTE

Please note the entrance for this property is through the large gate to the left hand side where the front door will then be found. Please be aware that the path to the right belongs to the neighbouring property.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: .

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

Approximate total area⁽¹⁾

775 ft²
72.1 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	