



110 Ruskin Road

CW2 7JS

Asking Price £145,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to offer this spacious chain free property on the ever desirable Ruskin Road, an exceptionally convenient position for a family home being only a short walk from a wide variety of schools catering for all ages.

Well folks, what a fantastic opportunity this is, if you're looking to move into the area for school catchment then this property is not to be missed! This fabulous home enjoys a modern finish throughout, the ground floor features a knocked through open plan reception room, providing an abundance of space which services all the needs of the home. To the rear there is a well proportioned kitchen, which even has space for a breakfast bar.

To the first floor, you will find three bedrooms. Bedrooms one and two are both comfortable doubles, whilst bedroom three is an ideal room for a young child or home office. The family bathroom features a contemporary finish and offers a shower over the bath.

To the rear of the property you will find an enclosed courtyard requiring little to no maintenance. This property is not to be missed, call now for more information!

Entrance Hall

Sitting/Dining Room

11'9" x 10'9" (3.6m x 3.3m)

Lounge

12'5" x 11'5" (3.8m x 3.5m)

Fitted Kitchen

12'5" x 9'10" (3.8m x 3m)

Stairs to First Floor

Bedroom One

15'5" x 11'5" (4.7m x 3.5m)





Bedroom Two

12'5" x 10'2" (3.8m x 3.1m)

Bedroom Three

9'6" x 5'6" (2.9m x 1.7m)

Bathroom

Externally

Low maintenance rear courtyard requiring little to no maintenance.

Council Tax

Band A.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



