

**RUSH
WITT &
WILSON**



**125 Udimore Road, Rye, East Sussex TN31 7EA
Price Range £300,000 - £325,000**

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CHAIN FREE

Rush, Witt & Wilson are delighted to offer for sale this 1930's three bedroom semi detached house in need of modernisation with off road parking a short walk from the centre of Rye.

Arranged over two floors the accommodation comprises of living room, kitchen/diner, downstairs WC and to the first floor three well proportioned bedrooms and a family garden.

There is off road parking for multiple vehicles to the front and a good sized family garden to the rear.

For further information or to arrange a viewing please contact our Rye office on 01797 224000.

Entrance Hallway

Carpeted, radiator, access to first floor, doors off to kitchen/diner, living room, downstairs WC.

Entrance Porch

Accessed via UPVC double glazed double doors. Tiled flooring, access to entrance hallway via separate door.

Living Room

22'8" x 12'2" (6.92 x 3.73)

Carpeted, bay window to front with double glazed window, fireplace with stone surround, oak mantel, serving hatch, doors leading through to kitchen/diner.

Kitchen / Diner

17'10" x 13'8" nar to 8'9" (5.44 x 4.17 nar to 2.67)

Lino flooring, matching wall and base units, built in electric oven and electric hob over, double glazed windows to side and rear overlooking the garden,

space and plumbing for washing machine, one and a quarter bowl stainless steel sink with side drainer, radiator, boiler, space for fridge freezer.

Downstairs WC

4'11" x 2'11" (1.51 x 0.91)

Wooden flooring, low level WC, sink basin, understairs storage cupboard, single glazed frosted window to side aspect.

First Floor Landing

Carpeted, access to loft, smoke alarm, doors off to the following:

Family Bathroom

5'11" x 5'11" (1.82 x 1.81)

Lino flooring, sink with light over, double glazed frosted window to rear, bath with shower spray attachment.

Bedroom One

12'3" x 10'10" (3.74 x 3.31)

Carpeted, double glazed window to front, radiator.

Bedroom Two

12'3" x 9'3" (3.74 x 2.84)

Carpeted, double glazed window to rear, radiator, built in storage cupboard with shelving, separate storage cupboard housing water tank.

Bedroom Three

7'8" x 6'0" (2.34 x 1.83)

Carpeted, double glazed window to front, radiator.

Outside

To the front there is an area of off road parking.

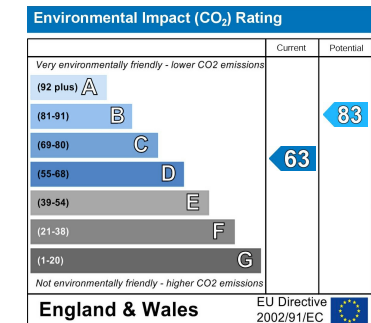
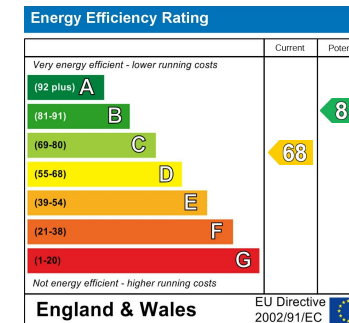
There is side access to reach the rear garden which is laid to lawn with a range of mature shrubs.

Agent's Note

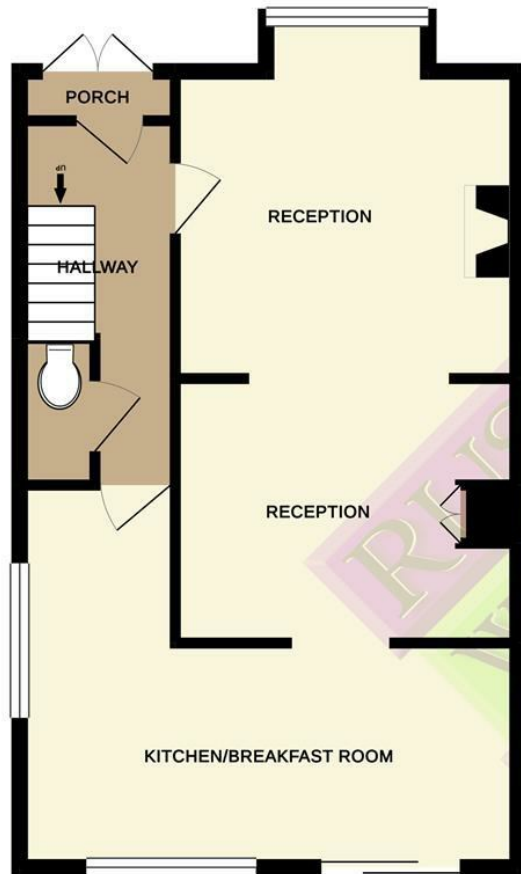
None of the services or appliances mentioned in these

sale particulars have been tested.

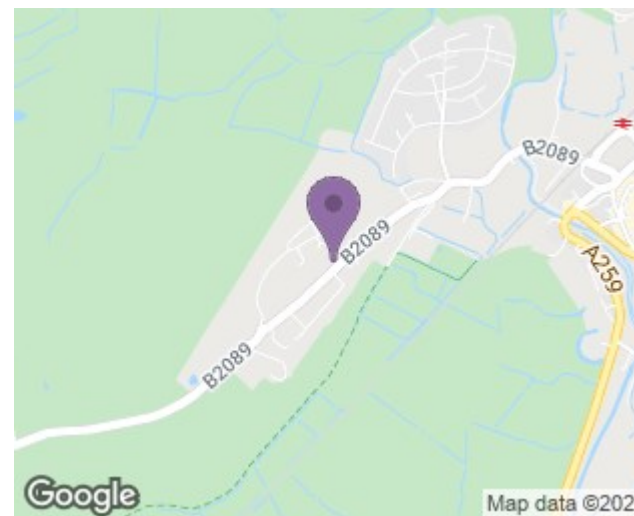
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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