



44, Charles Gardner Road,

A well proportioned three bedroomed mid terraced property, boasting good sized accommodation, with large lounge/diner to the back and garden to rear. NO CHAIN.

Guide Price £200,000



44 Charles Gardner Road

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Briefly Comprising;

Entrance hallway, cloaks cupboard, ground floor WC, fitted kitchen, full width living/dining room, patio doors to garden, three first floor well balanced bedrooms, white fitted bathroom, upvc double glazing, gas radiator heating.

The Property

Is approached via a paved path to the front with a shallow canopy porch over shallow fore garden giving access to upvc part obscured double glazed entrance door with window to side to.

Entrance Hallway

With staircase rising to first floor landing, laminate flooring, understairs storage recess and door to cupboard.

Ground Floor WC

Fitted with a white low level WC, wall mounted wash hand basin, splashback tiling, upvc obscure double glazed window to front elevation.

Kitchen

7'5" x 11'9" (2.26m x 3.58m)

With working surface, one and a half bowl sink drainer and mixer tap, cupboards below, space for washing machine, space for cooker, further run of working surface with eye level wall cupboards over, glazed internal window to living/dining room, large shelved pantry, upvc double glazed window to front elevation.

Living/Dining Room

17'10" x 13'5" (5.44m x 4.09m)

With continuation of laminate flooring, upvc double glazed window to rear garden, double glazed French door with matching panel to side leading to garden to rear.

First Floor Landing

Bedroom One (Rear)

8' exp to 11'7" into doorway x 13'6" (2.44m exp to 3.53m into doorway x 4.11m)

With upvc double glazed window to rear elevation, radiator.



Bedroom Two (Front)

8'5" exp to 11'6" into door area x 11'9" (2.57m exp to 3.51m into door area x 3.58m)

With upvc double glazed window to front elevation, radiator, airing cupboard with Ideal combination boiler.

Bedroom Three (Rear)

9' x 10'2" (2.74m x 3.10m)

With upvc double glazed window to rear elevation.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with mixer tap with shower attachment, splashback tiling, obscure double glazed window to front elevation, radiator.

Outside (Front)

There is a shallow fore garden set behind dwarf wall.

Outside (Rear)

There is a broad patio to the rear of the property, steps upto remainder of the garden with gravel path leading to gated rear access, storage shed to rear.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

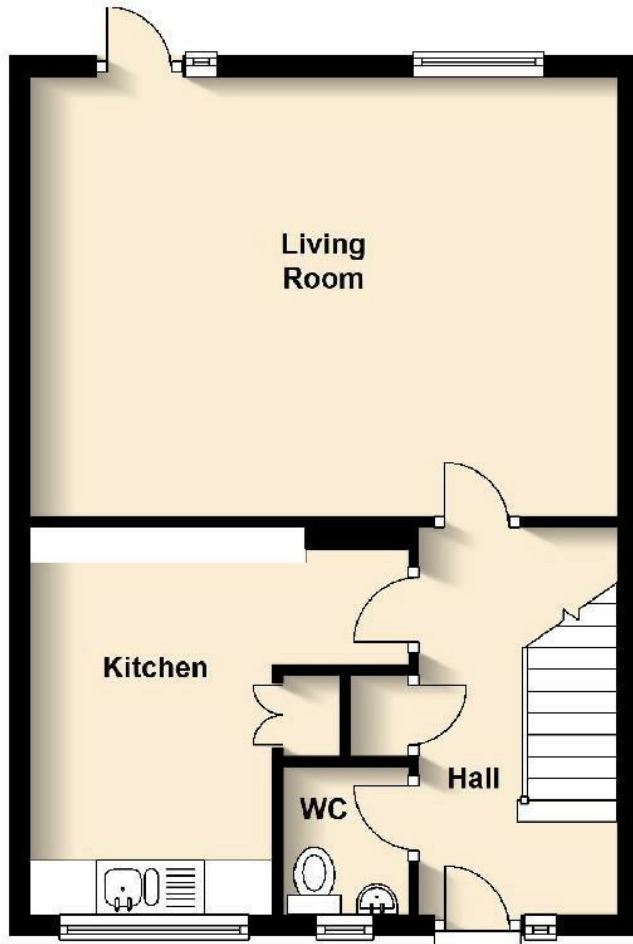
Council Tax Band B.

Location

From our office proceed south east towards Clarendon Place turning right onto Dale Street. At the traffic island take the first exit onto Avenue Road continuing onto Spencer Street. Turn right onto Bath Street, right onto High Street and left onto Tachbrook Road and turn left onto Charles Gardner Road where the property will be found easily identified by an agents for sale board.

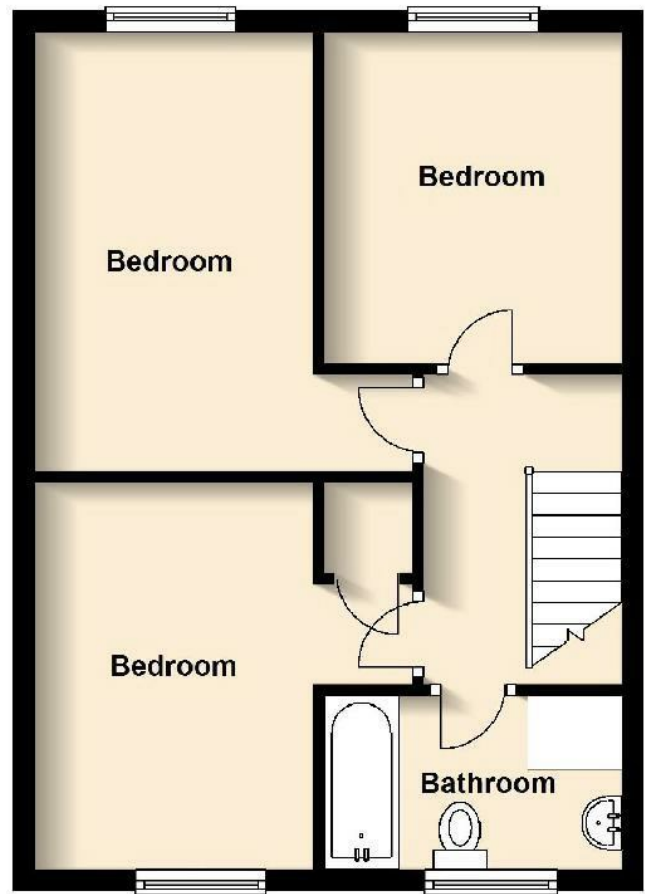
Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.6 sq. feet)

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

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