



8 Loder Gardens, , BN14 7AZ
Guide Price £445,000

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We are delighted to offer for sale this well presented well presented three / four bedroom end of terrace family home in this popular Broadwater location with the added benefit of no on-going chain!

In brief the accommodation comprises of a spacious reception room to the rear with bi-folding doors opening into the rear garden, there is a separate reception room or ground floor double bedroom depending on your personal preference, a modern fitted kitchen & family bathroom, the utility room completes the ground floor accommodation, on the first floor you have two spacious double bedrooms, a third bedroom / home office & a separate WC with hand wash basin, there is also a useful loft space accessed via a drop down ladder.

With no chain this is a great opportunity for someone to make their own family home, call to arrange your viewing today!

- No Chain
- Three / Four Bedrooms
- Open Plan Living Room
- Bi-Folding Doors To Rear Garden
- Modern Family Bathroom
- Separate First Floor WC
- Dual Aspect Master Bedroom
- Two Reception Rooms / Ground Floor Bedroom





Entrance Hallway

2.82m x 2.57m (9'3 x 8'5)

Composite front door, laminate flooring, underfloor heating, stairs to first floor landing, access to understairs storage cupboard, skimmed ceiling.

Reception Room Two / Ground Floor Bedroom

4.22m x 3.94m (13'10 x 12'11)

Laminate flooring, underfloor heating, television point, various power points, PVCU double glazed window, sliding door through to open plan living room to rear, skimmed ceiling.

Open Plan Living Room

6.38m x 3.51m (20'11 x 11'6)

Laminate flooring, underfloor heating, various power points, television point, bi-folding doors giving access to rear garden, PVCU double glazed window, skimmed & vaulted ceiling, door to utility room.

Modern Fitted Kitchen

3.86m x 2.64m (12'8 x 8'8)

Laminate flooring, underfloor heating, square edge solid wooden work surfaces with cupboards below & matching eye level cupboards, integrated eye level Smegg oven & Smegg microwave, inset Smegg four ring gas hob with extractor fan above, specafe & provision for dishwasher, space for fridge freezer, inset stainless steel sink unit with mixer tap, PVCU double glazed window, fitted storage cupboard housing Vaillant combination boiler, skimmed ceiling with coving, opening into open plan living room.



Ground Floor Family Bathroom

1.88m x 1.65m (6'2 x 5'5)

Laminate flooring, underfloor heating, panel enclosed jacuzzi bath with power shower above having a rainforest fall shower head, contemporary hand wash basin with mixer tap & vanity unit below, low flush WC, fully tiled walls, extractor fan, skimmed ceiling with spotlights, PVCU double glazed window with integrated shutter blinds.

Utility Room

3.89m x 0.86m (12'9 x 2'10)

Space & provision for washing machine, various shelving units, PVCU double glazed window, polycarbonate roofing.

First Floor Landing

1.78m x 0.89m (5'10 x 2'11)

Solid wooden flooring, loft hatch access with drop down ladder, PVCU double glazed window, skimmed ceiling.

Master Bedroom

4.06m x 3.78m (13'4 x 12'5)

Dual aspect, carpeted flooring, single radiator, various power points, television point, three PVCU double glazed windows with integrated shutter blinds, skimmed ceiling.

Bedroom Two

3.15m x 2.82m (10'4 x 9'3)

Carpeted flooring, single radiator, various power points, two PVCU double glazed windows with integrated shutter blinds, skimmed ceiling.



Bedroom Three / Home Office

3.43m x 2.67m narrowing to 1.78m (11'3 x 8'9 narrowing to 5'10)

Carpeted flooring, single radiator, various power points, PVCU double glazed window, fitted overstairs storage space which could be used as desk for office, skimmed ceiling.

First Floor WC

0.99m x 0.74m (3'3 x 2'5)

Wooden flooring, low flush WC, contemporary hand wash basin with mixer tap, wall mounted vanity unit with mirrored front, extractor fan, skimmed ceiling with spotlight.

Externally

Front Garden

Mainly laid to off street parking for two vehicles, pathway to front door, fence enclosed.

Rear Garden

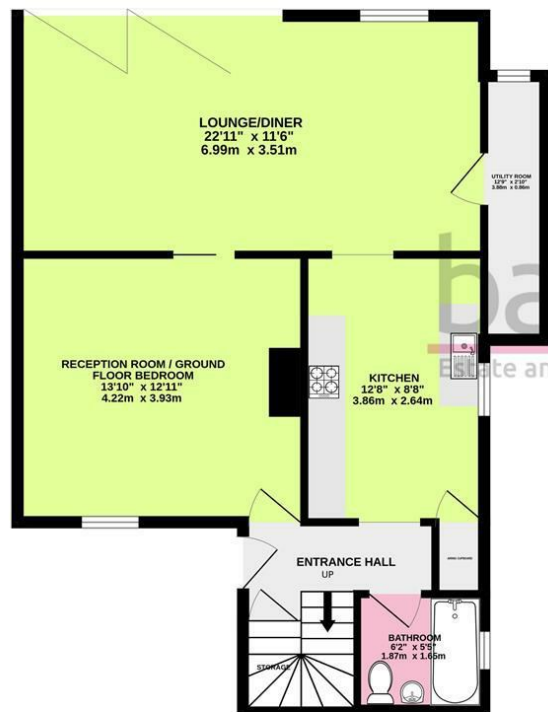
Mainly laid to patio with various flower & shrub borders, gated side access, timber built storage shed with power & lighting, timer built workshop also benefitting from power & lighting, outside power sockets, outside lighting.

Council Tax

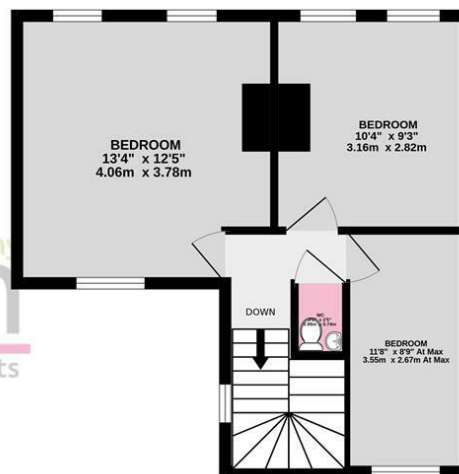
Band C



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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