Sugdens
Sales & Lettings

Sherborne Road, Idle,

Offers Over £200,000

* BARN CONVERSION * TWO/THREE BEDROOMS * SOUGHT AFTER LOCATION * NO CHAIN *
* SMALL GARDEN * PARKING * SPACIOUS ACCOMMODATION * OVER THREE FLOORS *

Offered for sale with no onward chain, is this desirable stone built barn conversion.
Having an abundance of character and space, benefits from gas central heating, hardwood double glazing and briefly comprises reception hall, lounge, large dining kitchen, two spacious double first floor bedrooms and house bathroom.
To the second floor the loft has been been part converted (with permanent staircase) to provide bedroom three (some works required and subject to relevant building regs).
To the outside there is a small side garden and driveway parking.

Entrance Hall
With radiator.

Lounge
With gas fire and two radiators.

Dining Kitchen
Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, radiator, store cupboard.

First Floor Landing
With radiator.

Bedroom One
With built in wardrobes, two radiators, store cupboard.

Bedroom Two
With radiator.

Bathroom
Four piece suite comprising bath, shower cubicle, low suite, pedestal wash basin, radiator and part tiled walls.

Second Floor

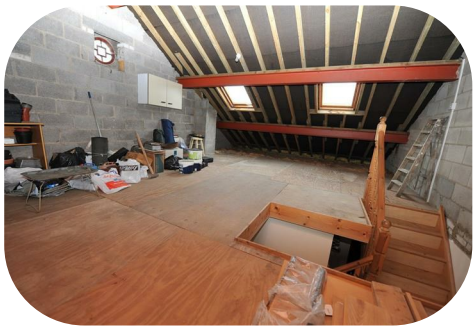
Converted Loft
Part Converted. Accessed via a permanent staircase. With two skylight windows. Could be finished to provide a third bedroom/home office/study (subject to any relevant building regulations).

Exterior
To the outside there is a small garden to the side plus off-road parking.

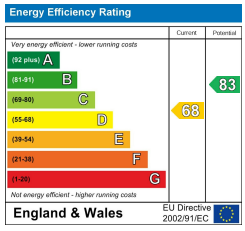
Directions
From our office in Idle village proceed straight ahead up The High Street, at the top turn right onto Town Lane, turn left onto Sherborne Road and the property will be seen displayed via our For Sale board.

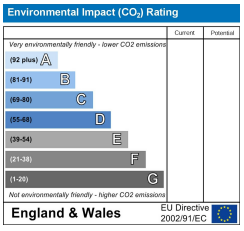
TENURE
FREEHOLD

Council Tax Band
C/Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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