Sugdens
Sales & Lettings

Rowantree Drive, Thorpe Edge,

£150,000

** SEMI DETACHED ** TWO BEDROOMS ** GREAT STARTER HOME **
** MODERN KITCHEN ** GARDENS & PARKING ** NO CHAIN **

Available with vacant possession is this delightful two bedroom semi detached house. Benefits from gas central heating, UPVC double glazing and briefly comprises; Reception Hall, Cloakroom, Lounge, fitted Kitchen. Two first floor Bedrooms and house Bathroom. Outside are gardens and driveway parking.

Reception Hall
Central heating radiator.

Cloakroom
Low flush WC, hand wash basin and central heating radiator.

Lounge
11'7 x 12'4 (3.53m x 3.76m)
Central heating radiator, French doors leading down to rear garden.

Kitchen
8'1 x 8'4 (2.46m x 2.54m)
Wall and base units with work surface over, Stainless Steel sink unit and tiled splash back. Electric oven and hob with extractor fan over. Plumbing for washing machine and central heating radiator.

First Floor Landing

Bedroom One
12'4 x 12'4 max (3.76m x 3.76m max)
Central heating radiator.

Bedroom Two
12'5 x 5'6 (3.78m x 1.68m)
Central heating radiator.

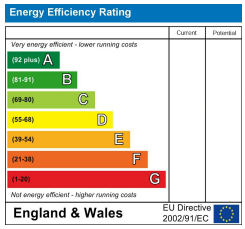
Bathroom
Three piece suite comprising of; low flush WC, hand wash basin and bath with shower over. Partially tiled and central heating radiator.

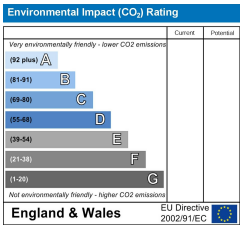
External
Driveway offering parking to the front. To the rear is a lawned garden with raised patio area.

Council Tax
Band A

Tenure
Freehold.

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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