Sugdens
Sales & Lettings

Highfield Road, Idle,

£175,000

* * REAR TERRACE * * TWO BEDROOMS * * THREE-STORY * * NO ONWARD CHAIN * *
* * MODERNISED/REFURBISHED * * DRIVEWAY & GARDEN * * MODERN KITCHEN & BATHROOM * *
* * LARGE GARDEN WITH POTENTIAL BUILDING PLOT (STPP) * *

Providing "ready to move into" accommodation is this delightful two bedroom rear terrace. Situated close to Idle Village and benefits from gas central heating, upvc double glazing and briefly comprises entrance spacious lounge/diner, modern fitted kitchen. On the first floor there is a bedroom and house bathroom, on the second floor there is a second bedroom with en suite bathroom.
To the outside there are gardens, driveway and small outhouse.

Entrance

Lounge Diner
22'7" x 14'8" (6.88m" x 4.47m")
Coal effect electric fire set in chimney breast, two radiators and upvc door leading to rear garden.

Kitchen
14'8" x 8'0" (4.47m" x 2.44m')
Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven & hob with extractor, integrated fridge freezer and radiator.

First Floor Landing

Bedroom One
10'1" max x 10'1" (3.07m" max x 3.07m")
Radiator.

Bathroom
Three piece suite comprising panel bath with shower over and screen, low flush wc, pedestal wash basin and radiator.

Second Floor Landing

Bedroom Two
14'9" narrowing 9'8" x 13'3" (4.50m" narrowing 2.95m" x 4.04m")
L-shaped room with radiator.

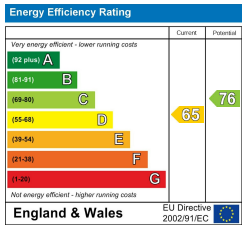
En Suite Bathroom
Three piece suite comprising panel bath with shower over and screen, low flush wc, pedestal wash basin and radiator.

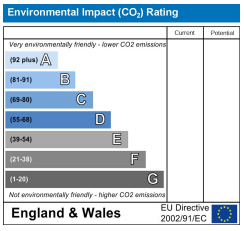
Exterior
Outside are gardens, driveway and small outhouse.

Tenure
This property is Flying Freehold. The Dormer window at the rear of the property belongs to the neighbouring property.

Council Tax Band
A

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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