



## Ridgeview Gardens, Idlethorpe,

**£139,995**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* FAMILY SIZED \*  
\* NO ONWARD CHAIN \* GARDENS & PARKING \*

A fantastic opportunity for the first time buyer or family to purchase this good sized three bedroom semi detached house.

Available with no onward chain and benefits from gas central heating and upvc double glazing. Reception hall, lounge, kitchen, sitting room, three first floor bedrooms, shower rooms and separate wc. To the outside there are gardens, driveway and garage.



## Reception Hall

### Lounge

18'4" x 12' (5.59m x 3.66m)

With a coal effect gas fire in feature fireplace surround, radiator, patio doors to rear garden.



### Kitchen

16' x 6' (4.88m x 1.83m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

### Sitting Room

11'10" x 12' (3.61m x 3.66m)

With tiled floor, radiator and store cupboard.

### First Floor Landing

With radiator.



### Bedroom One

10'6" x 9'9" (3.20m x 2.97m)

With built in wardrobes and radiator.

### Bedroom Two

10'1" x 11'2" (3.07m x 3.40m)

With store cupboard and radiator.



### Bedroom Three

9'2" x 7'6" (2.79m x 2.29m)

With radiator.

### Shower Room

Three piece suite comprising shower cubicle, wash basin, tiled walls and radiator.



### Separate WC

With low suite wc, tiled walls.

### Exterior

To the outside there is a garden to the front, driveway to the side leading to a single garage and a patio garden to the rear.

### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, At the roundabout, take the 1st exit onto Idlecroft Rd, turn left onto Ley Fleaks Road, continue onto Cavendish Road, at the roundabout take the second exit onto Idlethorp Way, turn right onto Northwood Crescent, turn left onto Ridge View Gardens and the property will shortly be seen via our For Sale board.



### TENURE

FREEHOLD

### Council Tax Band

A

### PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> Rating)	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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