



Benedon Road, Sheldon

£240,000

- DETACHED HOUSE
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING
- DRIVEWAY
- ENTRANCE HALL
- KITCHEN & UTILITY
- BATHROOM
- DOUBLE GLAZING
- REAR GARDEN

A well maintained detached house on a popular road in Sheldon. The property is a blank canvas to make your own and has scope for extension to the rear or into roof space (STPP). In a great location near to shops, facilities and transport links and comprising: entrance hall, through lounge/diner, kitchen and utility to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a paved driveway with access to a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, opaque double glazed windows to the front, radiator, exposed wooden flooring, power and light points and doors to:-

THROUGH LOUNGE/DINER

9'8 max x 26'9 to bays (2.95m max x 8.15m to bays)



Double glazed bay window to the front, UPVC double glazed door to the rear garden, double glazed windows to the rear, two radiators, fireplace, exposed wooden flooring, power and light points

KITCHEN

7'1 x 7'8 (2.16m x 2.34m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with a gas hob and extractor hood over, double glazed window to the rear, tiled floor, power and light points and door to:-

UTILITY

5' max x 19'9 (1.52m max x 6.02m)

Doors to the front and rear of the property, wall mounted boiler, space and plumbing for appliances, power and light points

LANDING

Opaque single glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE

9'8 max x 13'5 to bay (2.95m max x 4.09m to bay)



Double glazed bay window to the rear, radiator, power and light points

BEDROOM TWO

9'8 max x 12'9 to bay (2.95m max x 3.89m to bay)



Double glazed bay window to the front, radiator, power and light points

BEDROOM THREE

6'7 x 7'11 (2.01m x 2.41m)

Double glazed window to the rear, radiator, power and light points

BATHROOM

5'1 max x 7'7 max (1.55m max x 2.31m max)



Fitted with a paneled bath with a bar shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, heated towel rail and ceiling light point

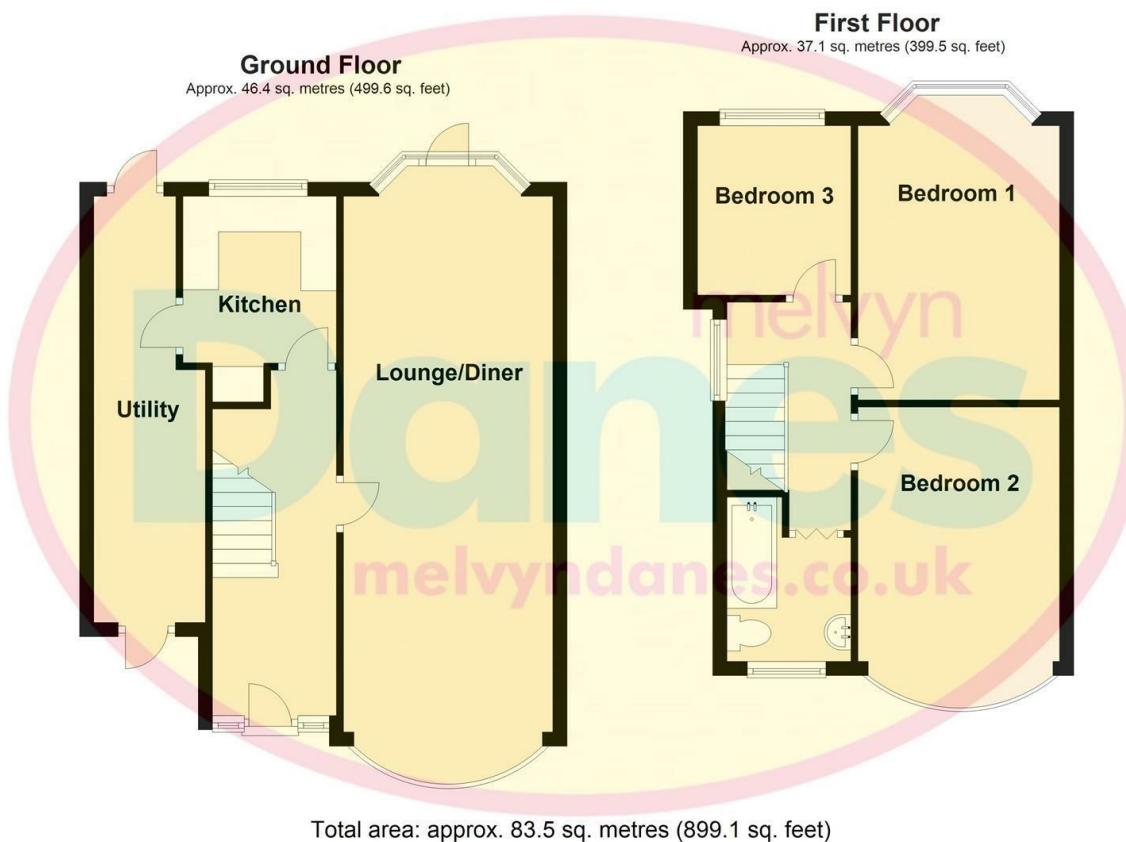
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore and fencing to the perimeters.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



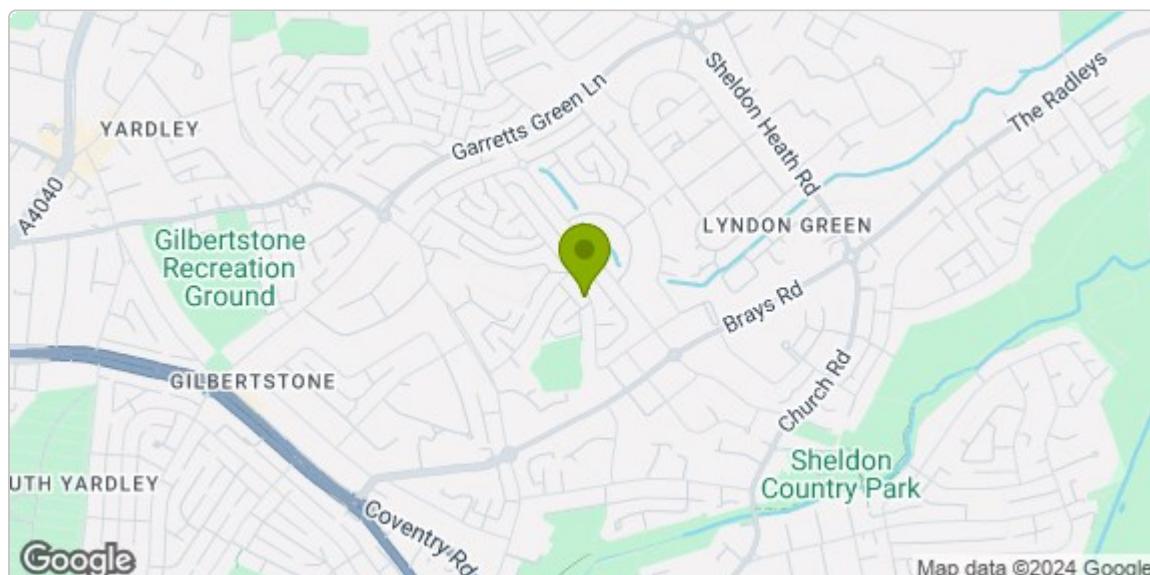
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			