

2 Sadlier Road | Standon | SG11 1PU

Guide Price £525,000

Spacious semi-detached house, with three double bedrooms, in need of some updating, offered with NO UPPER CHAIN! The ground floor offers a large lounge, kitchen/diner and wet room. The first floor offers three bedrooms and a re-fitted bathroom. Of particular note is the extent of the plot with a good size front garden and South facing 80' rear garden. The property benefits from a driveway offering parking for three cars, outbuildings and a recently installed gas fired boiler.
KEYS FOR IMMEDIATE VIEWING!







CHRIS DELLAR
PROPERTIES
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Reception Hallway
Replacement front door. Wood laminate floor covering. Archway to kitchen. Doors to staircase, lounge and:

Walk-in Storage Cupboard
Double glazed window to side. Recently fitted wall mounted Worcester gas fired boiler.

Lounge
17'7 x 11'3 (5.36m x 3.43m)
Dual aspect with double glazed windows to front and rear. Radiator. Fitted double fronted storage cupboard.

Kitchen/Diner
21'1 x 12'8 max (6.43m x 3.86m max)
Dual aspect with double glazed window to front and double glazed french doors to rear garden. Range of cupboards incorporating single drainer sink unit and tiling to splashbacks. Radiator. Space & plumbing for washing machine. Side door to passageway and:

Wet Room
6'11 x 5'11 (2.11m x 1.80m)
Double glazed window to front with obscured glass. Wall mounted Triton shower. Pedestal wash hand basin and low flush w/c. Radiator. Extractor.

First Floor Landing
Double glazed window to rear. Loft hatch. Doors to bedrooms and family bathroom.

Bedroom One
13'2 x 10'11 (4.01m x 3.33m)
Dual aspect. Windows to front & side. Radiator. Walk-in storage cupboard.

Bedroom Two
11'6 x 9'2 (3.51m x 2.79m)
Two double glazed windows to front. Radiator. Walk-in storage cupboard. Fitted storage cupboard.

Bedroom Three
8'5 x 8'0 (2.57m x 2.44m)
Double glazed window to rear. Radiator.

Re-Fitted Family Bathroom
Window to rear with obscured glass. Suite comprising panel enclosed bath, pedestal wash hand basin and low flush w/c.

EXTERIOR

Front Garden
55'0 x 32'0 (16.76m x 9.75m)
Mainly laid to lawn.

Driveway
Parking for up to three cars, leading to double wooden gates to:

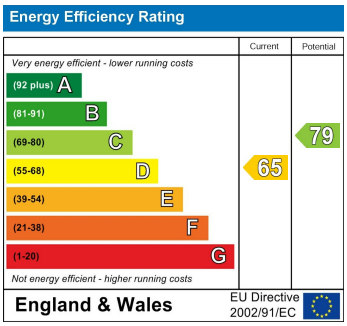
Covered Passageway
Light & power connected. Wooden door to rear garden and access to:

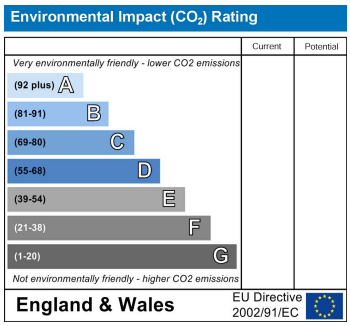
Brick Built Storage Shed

South Facing Rear Garden
80' (24.38m)
Decking at rear of house gives way to lawn. Timber storage shed.

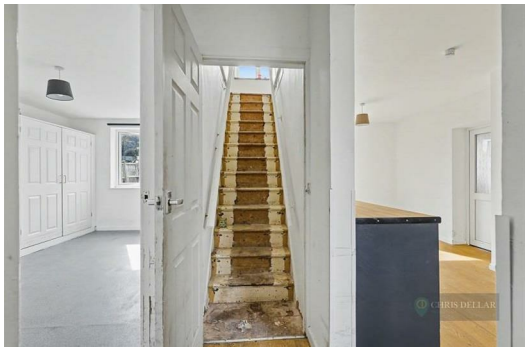
Disclaimer
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate











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