

Sinclair



2 St. Christophers Park St. Christophers Road, Ellistown

£140,000

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Ellistown

A THREE BEDROOM DOUBLE UNIT PARK HOME ON THIS OVER 55's DEVELOPMENT. The home includes a hallway, sitting room, spacious lounge/diner, kitchen, utility area, modern bathroom and three bedrooms with fitted wardrobes. Externally, low maintenance gardens to the front, side and rear enjoy sunny aspects with steps accessing from both the front and rear. There is also a driveway to the side accommodating off road parking. The property also features a Hive controlled heating system.

Council Tax band: A

- Double Unit Park Home
- Three Bedrooms
- Spacious Lounge/Diner
- Sitting Room & Utility
- Off Road Parking
- Over 55's Development



Hallway

15' 9" x 2' 5" (4.80m x 0.74m)

Having two storage cupboards and access to bedrooms and bathroom.

Sitting Room

9' 6" x 8' 2" (2.90m x 2.49m)

Having uPVC double glazed window to front, timber effect laminate flooring and double doors accessing to lounge/diner.

Lounge/Diner

18' 4" x 11' 7" (5.59m x 3.53m)

Having uPVC double glazed multiple bay windows to side and front, wall lighting and electric fireplace.

Kitchen

8' 10" x 11' 2" (2.69m x 3.40m)

Inclusive of a range of base and wall units with rolled edge work surfaces, space for appliances, stainless steel sink and drainer unit with swan neck mixer tap, tiled splashbacks, timber effect laminate flooring, coving, ceiling fan, uPVC double glazed window to rear and opening into the sitting room and utility room.

Utility

6' 4" x 4' 6" (1.93m x 1.37m)

Having space and plumbing for appliances, wall and base units and uPVC double glazed door to the rear.

Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

Having a three piece suite comprising a low level push button w.c, panelled bath with electric shower over and side opening, vanity wash hand basin, extractor fan, chrome heated towel rail, vinyl flooring and uPVC opaque window to front.



Bedroom Three

8' 9" x 4' 8" (2.67m x 1.42m)

Has uPVC double glazed window to rear and fitted wardrobe.

Bedroom Two

9' 1" x 9' 8" (2.77m x 2.95m)

Having uPVC double glazed window to rear, fitted wardrobes and over bed storage.

Bedroom One

9' 5" x 11' 10" (2.87m x 3.61m)

Having uPVC double glazed bay window to front, fitted wardrobes and over bed storage.

Charges

Ground rent is currently £166.00 every 4 weekly.

Front Garden

Having a well-maintained lawn leading from front to rear which is complimented by a range of shrubs, concrete patio and steps to the front door.

Rear Garden

Accessed via a double gate leading to concrete patio and steps to the rear door which is surrounded by brick wall.

Driveway

Concrete paved driveway accompanied by a garden shed and side access to the garden.

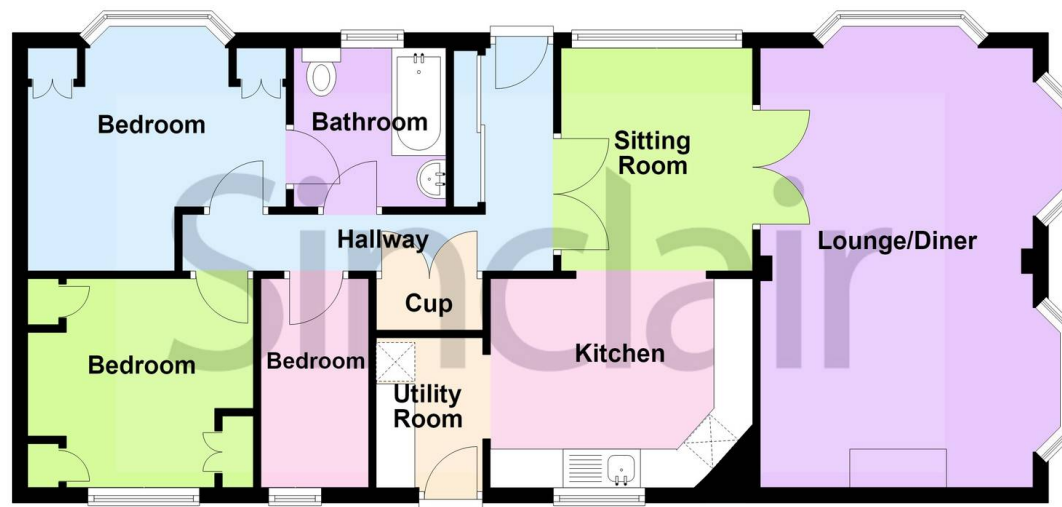








Ground Floor





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