

16 Town Street, Lound

FIVE STAR
P R O P E R T Y



0 1 7 7 7 7 0 8 7 0 0

- Rarely Available In This Area
- 3 Bedroom Semi Detached
- Sought After Village Location

- Garden, Driveway & Garage
- Don't Miss Out, Call To View
- EPC Rating: TBC

FIVE STAR
P R O P E R T Y

Price £165,000

www.fivestar-property.co.uk

Description

SEMI DETACHED HOME - 3 BEDROOMS - LOUNGE - DINING KITCHEN - CONSERVATORY - AMPLE PARKING & DETACHED GARAGE - ENCLOSED REAR GARDEN - SOUGHT AFTER VILLAGE - VIEWING ESSENTIAL - CALL FIVE STAR PROPERTY 01777 708700.

Entrance Hall

The part glazed UPVC entrance door opens into the entrance hall, with stairs rising to the first floor accommodation, dado rail and a door into the:

Lounge 12'6" min x 14'1" max (3.81m min x 4.29m max)

Having a front facing bow window, brick built fireplace with a tiled hearth and inset gas fire, chimney alcove with accent wall lights set within, coving and a radiator.

Kitchen & Dining Area 17'4" x 8'5" (5.28m x 2.57m)

With a comprehensive range of fitted wall and base units, worktops with stainless steel sink and drainer, tiled splash backs, space and plumbing for a range of appliances, gas fired central heating boiler, tiled flooring, rear facing window, radiator, down lights, useful built in cupboard and patio doors into the:

Conservatory 10'5" x 10'5" max (3.18m x 3.18m max)

Having a UPVC frame set over a brick base, french doors to the rear garden and tiled flooring.

First Floor Landing

Having access to the principle first floor accommodation, loft access point, side facing window and a radiator.

Master Bedroom 11'2" x 9'3" (3.40m x 2.82m)

With a front facing window and a radiator.

Bedroom Two 12'1" x 8'1" (3.68m x 2.46m)

Having a rear facing window, built in airing cupboard and a radiator.

Bedroom Three 8'10" x 8'3" (2.69m x 2.51m)

With a window to the rear and a radiator.

Bathroom

Comprising of a three piece suite which incorporates a panel bath with electric shower over, low flush WC, pedestal wash hand basin, tiled walls and flooring, radiator and a front facing window.

Gardens

To the front the property is an extensive driveway for several cars leading to a detached sectional garage. The front also has a lawn garden and is enclosed by a hedge to both sides and a brick wall with wrought iron detail to the front with a set of a wrought iron gates opening onto the driveway. The rear garden has a patio leading from the property, central plum slate border and raised border to the rear. The property has space for a garden shed and is enclosed to the perimeter at the rear.

Driveway & Garage

Ample parking for several vehicles that leads to a detached sectional garage, the garage has an up and over garage door, side courtesy door, power and lighting.



IMPORTANT NOTICES

Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.