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Churchill Avenue, Boothville, NN3 6NY

£255,000 End of Terrace

3 1 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well improved three bedroom end of terrace familyhome located in the very popular area of Boothville, closeto great schools and plenty of local amenities.

Features & Utilities

- ✓ Three Bedroom End Of Terrace
- ✓ Entertaining Garden Area With Outside Kitchen
- ✓ Well Equipped Main Kitchen
- ✓ Front Garden
- ✓ Garage
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing
- ✓ Downstairs WC
- ✓ Great Location
- ✓ No Chain

Property Overview

A well improved three bedroom end of terrace family home located in the very popular area of Boothville, close to great schools and plenty of local amenities. The current owners have upgraded the property to a high standard and the accommodation comprises entrance hall, kitchen, WC and a well decorated lounge/diner. Upstairs includes three good size bedrooms and a family bathroom. The outside areas include a lovely enclosed front garden, low maintenance rear garden, single garage and a large outside entertaining space with outside kitchen and seating area. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: B

ENTRANCE HALL

Entrance door. Radiator. Storage cupboard. Door to WC.

WC

Obscure uPVC double glazed window to front elevation. Two piece suite comprising low level WC and wash hand basin. Tiled flooring.

LOUNGE/DINING ROOM 6.47m x 3.17m (21'3" x 10'5")

Dual aspect lounge with uPVC double glazed windows to front and rear elevations. Radiator. Eaves storage. Two radiators.

KITCHEN 3.00m x 3.35m (9'10" x 10'12")

uPVC double glazed window to rear elevations. Fitted wall mounted and base level cupboards and drawers with roll top work surface over. Stainless steel sink and drainer. Integrated oven, gas hob and extractor canopy. Space for washing machine, tumble dryer and fridge freezer.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 4.04m x 2.87m (13'3" x 9'5")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.05m x 3.07m (10'0" x 10'1")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.31m x 3.46m (7'7" x 11'4")

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to front elevation. Radiator. Three piece suite comprising low level WC, wash hand basin and panelled bath with shower over.

OUTSIDE

FRONT GARDEN

A beautifully solid oak porchway with tiled entrance and brick built walls. Artificial lawn. Brick pathway. Enclosed by brick wall, cast iron railings and gate.

REAR GARDEN

Block paved garden with rear access. Enclosed by brick built wall.

OUTSIDE ENTERTAINING AREA/KITCHEN

An insulated roof covering a good part of the garden, perfect for entertaining to include base level kitchen cupboards with work surfaces over, two porcelain sinks with mixer tap and a good size seating area.

GARAGE

Up and over door. Access from garden.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – End Of Terrace

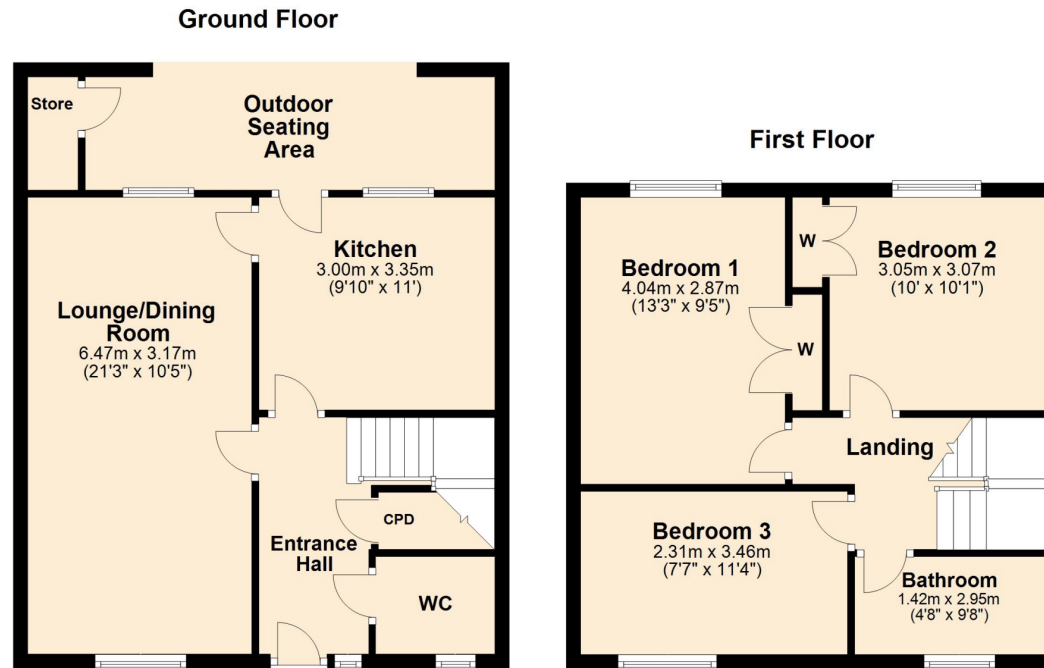
Age/Era – Ask Agent

Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band B
EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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