



## Mortimer Chase

East Hartford

- Spacious Mid Terraced House
- Open Plan Kitchen/Dining Area
- Conservatory
- Three Bedrooms
- EPC:C/ Council Tax:A/Freehold

**Offers In The Region Of £130,000**



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## Entrance

Composite door into:

**Kitchen 12'6 x 8'3** (3.81m x 2.51m) **Open Plan to dining area 9'8 x 8'6** (2.95m x 2.59m)

Double glazed window to front, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring.

**Lounge 17'6 x 17'5** (5.33 max x 5.31 max)

Double glazed window to the rear, double glazed patio doors to the conservatory, two double radiators, television point wood effect laminate flooring.

**Conservatory 16'4 x 8'5** (4.98m x 2.57m)

Dwarf wall, double glazed windows, wood effect laminate flooring.

## First Floor Landing

Storage cupboard.

**Bedroom One 14'4 x 8'4** (4.37m x 2.54m)

Double glazed window to the rear, single radiator.

**Bedroom Two 12'7 x 8'4** (3.84m x 2.54m)

Double glazed window to front, single radiator.

**Bedroom Three 9'7 x 8'7** (2.92m x 2.62m)

Double glazed window to rear, single radiator.

**Bathroom/Wc 9'4 x 8'7** (2.84m max x 2.62 max)

Four piece white suite comprising of; corner panelled bath, pedestal wash hand basin, shower cubicle, double glazed window, radiator, tiled flooring, part tiling to walls.

## External

Low maintenance front garden, fencing.

Rrear garden laid mainly to lawn, fencing.



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre (cabinet)

Mobile Blackspot: No

Parking: On street parking

## Alterations and changes to the property

Conservatory extension.

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: C**

BD007942JY/SO16/1/24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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