

## Cauldwell Villa Ellington

- Detached Bungalow
- Two Bedrooms
- •Lawned Rear Garden
- Parking For Two Cars
- Popular Location

# £ 210,000

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ROOK MATTHEWS SAYER

# Cauldwell Villa

## Ellington

#### **PROPERTY DESCRIPTION**

#### **ENTRANCE PORCH**

UPVC double glazed entrance door, double glazed windows to front and side.

#### LOUNGE/DINING AREA 12'6 (3.81) x 24'0 (7.32) into bay

Double glazed window to front and side, 2 double radiators, television point, spotlights.

#### KITCHEN 8'9 (2.67) x 11'11 (3.63)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, vinyl flooring, coving to ceiling.

#### BEDROOM ONE 9'1 (2.77) x 14'1 (4.29) into bay

Double glazed bay window to front, double radiator.

#### BEDROOM TWO 9'1 (2.77) x 11'5 (3.48)

Double glazed window to rear.

#### BATHROOM

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, double radiator, part tiling to walls, laminate flooring.

#### FRONT GARDEN

Low maintenance garden, driveway for 2 cars.

#### **REAR GARDEN**

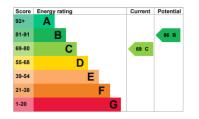
Laid mainly to lawn, patio area, bushes and shrubs, garden shed.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Mobile Signal Coverage Blackspot: No Parking: Driveway

#### 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: C EPC RATING: C

#### AS00008953.GD.LD.18.03.2024.V.3

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