



Ramsgill Drive, Newbury Park, IG2 7TP

Offers in excess of £360,000

Sandra Davidson are pleased to present this well presented, extended three bedroom end of terrace property situated within half a mile of Newbury Park underground station. The property benefits from a through lounge, fitted kitchen, off street parking, an approximately 60' rear garden, off street parking and potentially to extend subject to planning. The property can only be appreciated by an internal inspection and comprises:-

- Three Bedrooms
- Large Rear Garden
- Gas Central Heating
- Through Lounge
- Off Street Parking
- No Onward Chain





ENTRANCE

Fully enclosed storm porch leading to partly glazed door to entrance hall with fitted carpet, radiator, carpeted stairs to first floor.

THROUGH LOUNGE 7.29m max into bay x 3.73 max into alcove (23'11" max into bay x 12'3" max into alcove)

Double glazed bay window to front with radiator under, period coving, stone fire surround with inset gas fire, wall mounted lights, ceiling roses with feature lights, window to rear with radiator under, further radiator to flank, fitted carpet

KITCHEN 2.40m x 2.19m (7'10" x 7'2")

Fitted wall and base units, work surface, single bowl single drainer sink unit, electric oven and gas hob with extractor hood, vinyl flooring, door to lean to

LEAN TO 5.279m x 1.75m (17'4" x 5'9")

Window to rear, glazed door leading to garden, plumbing for washing machine, fitted storage, wall mounted boiler, lights, vinyl floor

LANDING

Carpet, light, access to loft, doors to:-

BEDROOM ONE 3.40m max into bay x 3.38m max into Cpb (11'2" max into bay x 11'1" max into Cpb)

Double glazed bay to front with radiator under, period coving, feature light, fitted wardrobe, carpet

BEDROOM TWO 3.51m max into Cpb x 3.23m (11'6" max into Cpb x 10'7")

Double glazed window to rear with radiator under, fitted wardrobe, fitted carpet, feature light

BEDROOM THREE 2.00m x 1.92m (6'7" x 6'4")

Double glazed window to front, radiator under, fitted wardrobe, fitted carpet

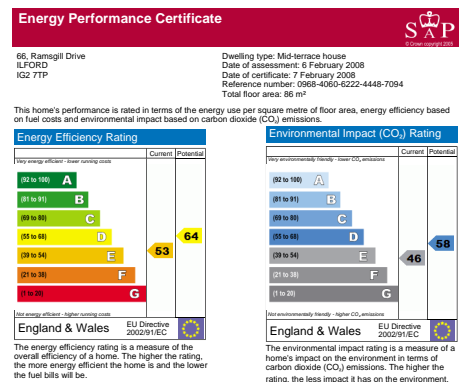
BATHROOM/W.C 1.82m x 1.72m (6'0" x 5'8")

Suite comprising, bathtub with shower screen, hand wash basin, w.c, partly tiled walls, wood floor, radiator, opaque double glazed window to rear.

EXTERIOR

The rear garden is approximately 70" with paved patio area remainder lawn, flower and shrub borders, storage shed, To the front of the property there is off street parking.

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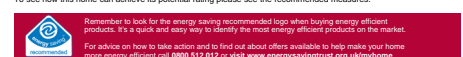


Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	378 kWh/m ² per year	287 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	4.2 tonnes per year
Lighting	£65 per year	£37 per year
Heating	£593 per year	£476 per year
Hot water	£129 per year	£97 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

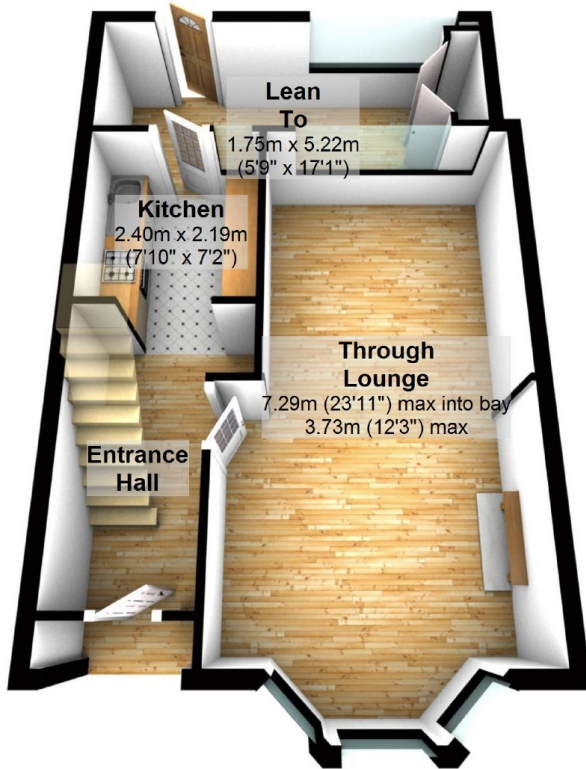
To see how this home can achieve its potential rating please see the recommended measures.





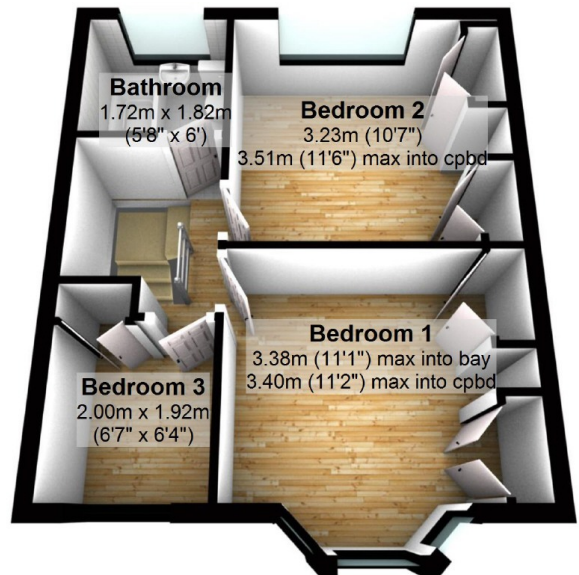
Ground Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
Plan produced using The Mobile Agent.