

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer to the market this Victorian end of terrace house situated in the popular Buckinghamshire village of Wing. The property has undergone some updating in recent years but still requires some further modernisation. Accommodation consists of lounge, dining room, breakfast area, kitchen and refitted bathroom to the ground floor and three bedrooms to the first floor. Other benefits include UPVC double glazing, gas central heating and no upper chain.

£230,000 Freehold

Rothschild Road, Wing, Buckinghamshire. LU7 0NL

Ground Floor

Lounge:

13'10 x 11'5 (4.22m x 3.48m)

Enter via UPVC double glazed front door, UPVC double glazed windows to double aspect, radiator, brick open fire with wooden mantle and exposed brick hearth, wood effect laminate flooring, stairs rising to first floor, telephone and television points, doors to dining room, bathroom and opening to breakfast area.

Dining Room:

11'1 x 10'1 (3.38m x 3.07m)

UPVC double glazed bay window to front aspect, radiator.

Breakfast Area:

7'5 x 6'4 (2.26m x 1.93m)

UPVC double glazed windows to dual aspect, radiator, wood effect laminate flooring, ceiling inset down lighting, opening to kitchen.

Kitchen:

12'4 x 7'3 (3.76m x 2.21m)

In need of modernisation but currently consists of a range of base level units with roll top work surfaces and part tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring hob with cooker hood over, wall mounted central heating boiler, UPVC double glazed windows to double aspect, stable door to rear garden.

Bathroom:



A three piece white suite consisting of oversize bath with independent shower over and bi-folding screen, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, ceiling inset down lighting, radiator, UPVC double glazed window to front aspect.

First Floor

Landing:

Stairs rising from ground floor, access to loft via ceiling inset hatch, doors to all first floor accommodation.

Bedroom 1:

11'3 x 11'2 (3.43m x 3.40m)

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring, ceiling inset down lighting, door to bedroom 3.

Bedroom 3:

6'8 x 6'7 (2.03m x 2.01m)

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring, ceiling inset down lighting.

Bedroom 2:

11'4 x 10'3 (3.45m x 3.12m)

UPVC double glazed window to front aspect, radiator, wood effect laminate flooring, built-in storage cupboard.

Exterior

Rear Garden:

Initially laid to decking with lawned area, wooden shed and access to office/outbuilding.

Office/Outbuilding:

12'1 x 9'4 (3.68m x 2.84m)

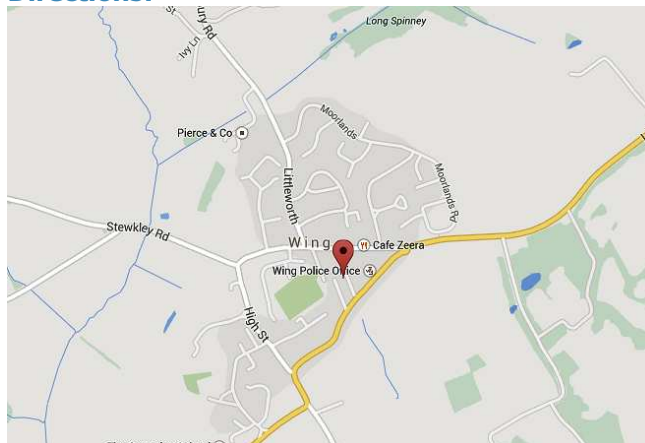
Located to the rear of the garden, Accessed via UPVC double glazed French doors, wood effect laminate flooring with under floor heating, power and light.

Parking:

On street parking.

Property Info

Directions:



Council Tax Band:

C (approximately £1316.99 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting File.

Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.