



Beech Drive Ellington

Very well presented two bedroom mid link bungalow in the popular village of Ellington. The property briefly comprises of an entrance hall, a large living room, extended kitchen diner, newly re-fitted shower room and two bedrooms. Externally there is a lawned front garden and a beautiful courtyard to the rear with a garage.

£145,000

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PROPERTY DESCRIPTION

ENTRANCE PORCH

UPVC Entrance Door, double glazed windows to front, combi boiler in cupboard (installed in 2023)

LOUNGE 12'0 (3.66) x 11'2 (3.40)

Double glazed window to front, double radiator, laminate flooring, television point, telephone point, coving to ceiling.

KITCHEN/DINING ROOM 27'3 (8.31) x 6'10 (2.08)

Double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, twin circular stainless steel sink unit and drainer with mixer tap, space for fridge/freezer, plumbed for washing machine, vinyl flooring, spotlights, double glazed door to rear.

BEDROOM ONE 8'6 (2.59) x 15'11 (4.85)

Double glazed window to front, double radiator, built in cupboard.

BEDROOM TWO 10'11 (3.33) x 5'11 (1.80) to front of wardrobes

Double glazed window to rear, fitted wardrobes and drawers.

SHOWER ROOM

3- piece white suite comprising: walk in shower cubicle (installed 2023), wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Block paved, low maintenance garden, bushes and shrubs, flower beds.

SINGLE GARAGE

Attached, electric door, power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway.



AGENTS NOTE

The property is currently leasehold however we have been informed that the vendors are in the process of purchasing freehold.



TENURE

Leasehold- It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend cost- *(the vendors are currently in the process of purchasing freehold.)*

Length of Lease: 49 years from 19/08/24

Ground Rent: £25 per annum



COUNCIL TAX BAND: B

EPC RATING: TBC





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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