





48 Cemetery Road, Winterton

£115,000

Traditional semi-detached house with 3 bedrooms, 2 reception rooms, kitchen, utility, large south-facing garden. Scope for modernisation. uPVC double glazing, gas central heating.

Council Tax band: ATenure: FreeholdEPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E Freehold

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Council Tax band: A

Tenure: Freehold

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Entrance Hallway
Has a front panelled and glazed entrance door, staircase leading to the first floor accommodation and doors off to;

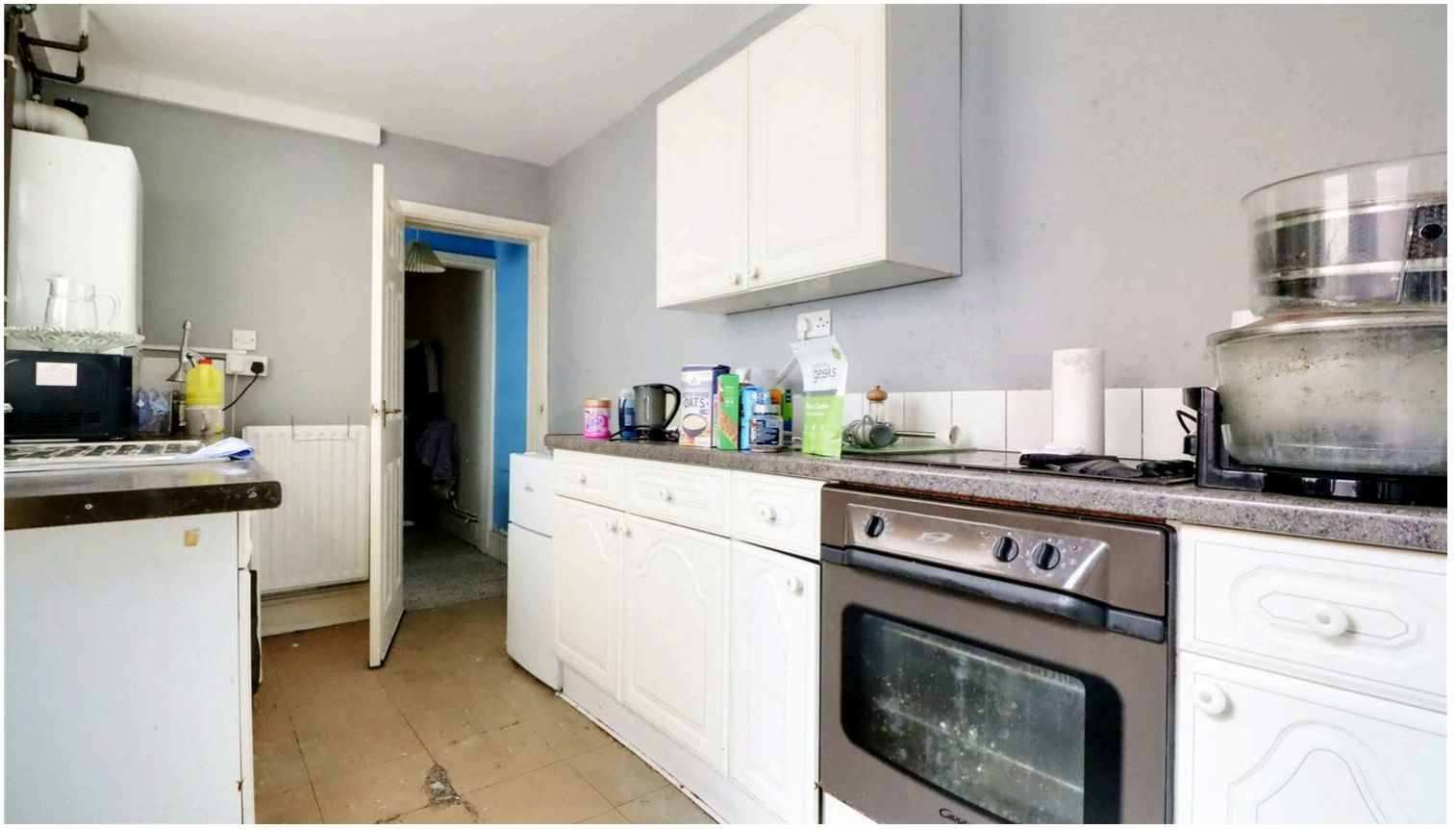
Front Lounge
11' 6" x 11' 3" (3.51m x 3.44m). Front uPVC double glazed window, original tiled fire place and picture railing.

Central Sitting/Dining Room
11' 11" x 11' 8" (3.62m x 3.56m). Rear uPVC double glazed window, an open fronted gas fire, under stairs storage cupboard and doors to;

Kitchen
6' 11" x 12' 2" (2.11m x 3.71m). Side uPVC double glazed entrance door with patterned glazing and side uPVC double glazed window, range of white fronted fitted furniture with a patterned worktop incorporating a stainless steel sink unit with drainer to the side, built-in fire ring electric hob with oven beneath, space and plumbing for appliances, wall mounted Baxi gas central heating boiler and doors to;

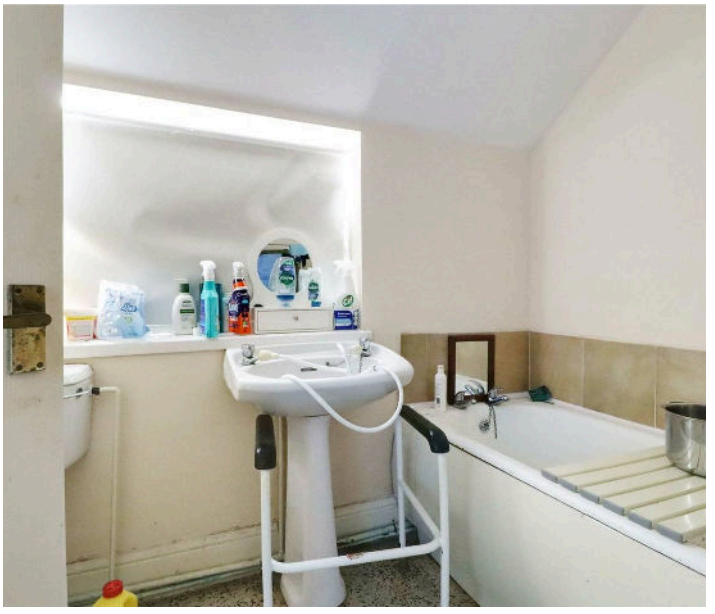






Inner Hallway
Has a side uPVC double glazed window and plumbing for an automatic washing machine.

Ground Floor Bathroom
7' 9" x 7' 1" (2.35m x 2.16m). Side uPVC double glazed window, suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath and tiled flooring.



First Floor Landing
13' 0" x 4' 4" (3.95m x 1.33m). Open spell balustrading, loft access and doors to;

Front Double Bedroom 1
11' 4" x 14' 8" (3.46m x 4.48m). Two front uPVC double glazed windows.

Rear Double Bedroom 2
9' 10" x 11' 11" (3.00m x 3.64m). Rear uPVC double glazed window.



Rear Bedroom 3
10' 10" x 6' 10" (3.30m x 2.09m). Rear uPVC double glazed window.

Double Glazing
The property has uPVC double glazed windows and doors with the exception of the front entrance door.

Central Heating
There is a gas fired central heating system to radiators via a Baxi boiler.



Total area: approx. 88.4 sq. metres (951.7 sq. feet)

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the family estate agents