

Terraced House - Gelli

£165,000

Property Reference: PP10459



propertyplus
property-plus.co.uk

This is a completely renovated and modernised, deceptively spacious, three bedroom, extended, mid-terrace property situated in this popular quiet, cul-de-sac side street position offering easy access to all services.



This is a completely renovated and modernised, deceptively spacious, three bedroom, extended, mid-terrace property situated in this popular quiet, cul-de-sac side street position offering easy access to all services. Renovated and modernised by a professional local builder, this property offers generous family accommodation, with flat maintenance-free rear garden and overlooking the picturesque Gelli Park with its play areas, bowling green and wildlife. The property itself will be sold with all new fitted carpets and floor coverings throughout and offers generous accommodation, close to schools at all levels, transport connections, leisure facilities and is a particularly quiet side street location in itself. An early viewing is most highly recommended. It benefits from modern complete fitted kitchen with full range of integrated appliances to include oven, hob, extractor, microwave, space for additional appliances, modern bathroom/WC with overhead shower and contrast fixtures and fittings, three excellent sized bedrooms to first floor elevation together with landing. Book your appointment to view today to avoid disappointment. It briefly comprises, entrance porch, spacious open-plan lounge/diner, fitted kitchen with integrated appliances, inner hallway, modern bathroom/WC/shower over bath, first floor landing, three bedrooms, flat garden to rear.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance porch.

Porch

Plastered emulsion décor and ceiling, recess lighting, quality flooring, wall-mounted and boxed in electric service meters, radiator, light oak panel door allowing access to lounge/diner.

Lounge/Diner (4.44 x



propertyplus
property-plus.co.uk

propertyplus

propertyplus

propertyplus
property-plus.co.uk



6.56m not including depth of recesses)

Sash-effect UPVC double-glazed window to front, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality flooring, two radiators, ample electric power points, two recess alcoves both with display downlighting, one with base storage housing gas service meters, opening to rear through to kitchen.



Kitchen (3.54 x 2.66m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling with range of recess lighting, quality flooring, light oak panel door to understairs storage, ample electric power points, slimline contrast radiator, full range of graphite high gloss fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, microwave, four ring induction hob, extractor canopy fitted above, contrast single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating housed behind one unit, opening to rear through to lobby.



Lobby

Plastered emulsion décor and ceiling with recess lighting, quality flooring, light oak panel door to side allowing access to bathroom/WC, radiator, patterned glaze UPVC double-glazed door to rear allowing access to rear gardens.

Bathroom/WC

Spacious bathroom with two patterned glaze UPVC double-glazed windows, one to side and rear, fully marble-effect porcelain tiled walls floor to ceiling, Xpelair fan,



porcelain tiled flooring, plastered emulsion ceiling with range of recess lighting, contrast black heated towel rail, new suite finished in white comprising shower-shaped panel bath with contrast shower screen above bath, contrast central mixer taps, overhead rainforest shower with attachments supplied direct from combi system, close-coupled WC, wash hand basin set within high gloss base vanity unit with contrast mixer taps.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, spindled balustrade, UPVC double-glazed window to rear, quality modern fitted carpet, electric power points, generous access to loft, light oak panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.69 x 2.25m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, electric power points, new fitted carpet, radiator.

Bedroom 2 (2.76 x 3.63m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, new quality fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.73 x 2.83m)

UPVC double-glazed window to rear overlooking rear gardens with unspoilt views over Gelli Park.

Rear Garden

Maintenance-free laid to concrete paved pathway with access to rear lane with feature decorative gravel laid sections, timber boundary fences, excellent rear lane access.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.