



ST. JAMES PARK ROAD, NN5
£225,000 FREEHOLD

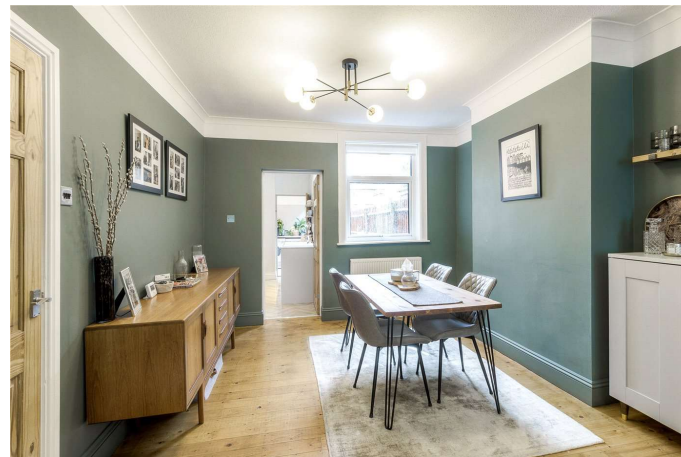
Winkworth



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Presented to a high standard throughout and having been refurbished by the current owners over the last few years, is this two double bedroom Victorian home with a 13' x 14' garage at the rear. The upgrading of the property includes both the kitchen and four piece bathroom. The roof has been replaced and windows and boiler updated. For a first time buyer, this makes a fantastic first rung of the ladder home.

- Two Double Bedrooms
- Refitted Stylish Kitchen
- Stunning Four Piece Bathroom Suite
- uPVC Double Glazed
- 13' x 14' Garage
- Gas Heating
- Presented to a High Standard Throughout
- Utility Room
- Council Tax Band 'B'
- EPC Rating Band 'D'



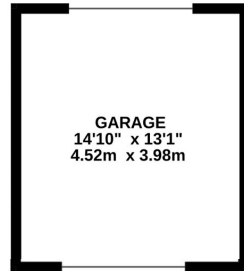
The accommodation in brief comprises, uPVC door to entrance hall. From the entrance hall, stairs rise to the first floor landing. Off the hallway a door leads into the open plan Lounge/dining room. The living room has a window seat with storage under, beautiful feature fireplace and wall light point. The dining room features a uPVC double glazed window to the rear aspect. The Kitchen has been beautifully replaced and features a ceramic sink, integrated dishwasher and marble work surface. The kitchen benefits from an integrated oven with four ring hob and an integrated microwave oven. From the kitchen a door leads to the utility room. The owners have matched the utility room units to the kitchen and there is space and plumbing for a washing machine and space for a tumble dryer. There is also space for an upright tall fridge/freezer. A part glazed uPVC double glazed door leads out to the rear garden.

To the first floor there are two double bedrooms and a stunningly appointed four piece bathroom suite. The main bedroom is set to the front and features twin uPVC double glazed windows to the front aspect. The main bedroom further benefits from having a fitted double wardrobe and further single wardrobe. Bedroom two features a uPVC double glazed window to the rear aspect. The bathroom has been refitted and benefits from a panel enclosed bath, large walk in double shower, low flush WC and enclosed sink with cupboards under. The bathroom also benefits from a heated towel radiator and uPVC double glazed window to the rear aspect.

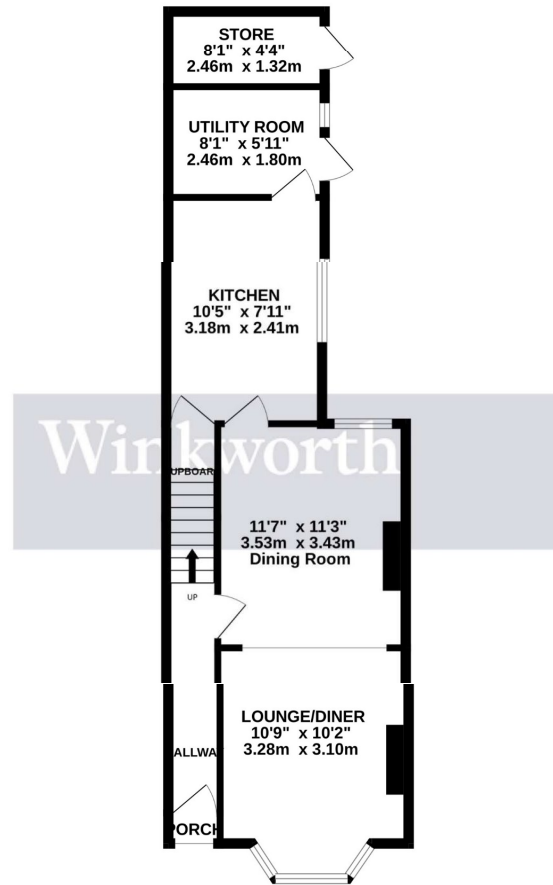
Externally to the rear the garden is mainly laid to lawn. There is a useful outhouse with power and lighting which could be utilised as a small office. The garage which is 13' x 14' has garage doors front and back. The garage benefits from having power and lighting. To the front, there is a small garden enclosed by a retaining wall.



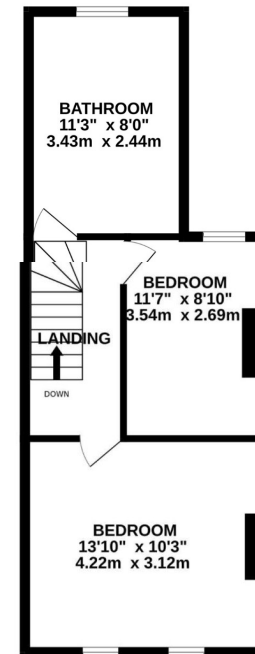
GARAGE
193 sq.ft. (17.9 sq.m.) approx.



GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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