



Asking Price £210,000

Situated in a sought-after area known for its excellent schools, this delightful property is now available for sale with no onward chain. While it may require some modernization, this house brims with immense potential, offering the perfect canvas to create your dream family home. Upon entering, you'll be greeted by versatile accommodation designed to accommodate the needs of a growing family. The ground floor boasts an inviting L-shaped lounge/dining room, providing ample space for relaxation and entertaining. The well-proportioned kitchen offers plenty of scope for culinary creativity, while the third bedroom adds versatility to the layout, serving as a bedroom, office, or playroom, tailored to your requirements. Ascending to the first floor, you'll discover two additional bedrooms, a separate WC and a bathroom complete the first-floor layout. Externally, the property benefits from well-maintained front and rear gardens. Additionally, a garage located in a nearby block ensures secure parking and storage for your vehicles and belongings. With its desirable location, close proximity to local schools, and the opportunity to add your personal touch, this three-bedroom semi-detached home is truly a diamond in the rough. Don't miss out on the chance to

Church Hill, Eggbuckland, PL6 5RD

Accommodation Comprises

Entrance Hall

Frosted double glazed door to. Radiator. Stairs rising to first floor. Under stair storage cupboard. Ceiling mounted light point. Doors to.

Lounge/Dining Room - L - Shaped 5.94m (19'6") Max x 4.3m (14'1") Max

Radiator. Double glazed window to side aspect. Double glazed window to front aspect x 2. Feature fire with wooden surround. Coving. ceiling mounted light point.

Kitchen 3.31m (10'10") x 2.83m (9'3")

Tiled flooring. Double glazed door leading to rear garden. Double glazed window to rear aspect. A range of wall and base units with complimentary work surfaces and tiled splash backs. Space and plumbing for tumble dryer and washing machine. Integrated fridge/freezer. Fitted stainless steel sink drainer unit with mixer tap. Fitted four ring electric hob and mid height electric single oven. Ceiling mounted light point.

Bedroom Three 3.77m (12'4") x 2.53m (8'4")

Radiator. Double glazed window to rear aspect. Ceiling mounted light point.

First Floor Landing

Built in storage cupboard. Ceiling mounted light point. Doors to.

Bedroom One 4.03m (13'3") x 3.37m (11'1")

Radiator. Double glazed window to front aspect. Built in storage cupboard. Coving. Ceiling mounted light point.

Bedroom Two 3.09m (10'2") x 2.47m (8'1")

Radiator. Double glazed window to front aspect. Ceiling mounted light point.

Separate WC

Wood effect flooring. Frosted double glazed window to rear aspect. Low flush w.c. Ceiling mounted light point.

Bathroom

Tile effect flooring. Radiator. Three piece bathroom suite comprising of an enclosed shower cubicle with electric shower, pedestal hand wash basin and bath. Frosted double glazed window to rear aspect. Ceiling mounted light point.

Front

Steps and pathway leading to front garden. mainly laid to lawn with various plant and shrub borders. Pathway leading to side of property and main entrance and access tot he rear of the property.

Rear Garden

Enclosed rear garden tiered over three main levels. Initial patioed seating area also accessed form the kitchen, leading to further tiers of patio and lawn. outside tap. Gate to the rear providing access to a pathway leading to a garage in a block.

Garage

Garage with up and over door in block.


Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Total area: approx. 79.8 sq. metres (859.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

