



**Chandlers Close, TS24 0XL**  
**2 Bed - House - End Terrace**  
**£94,950**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Freehold**



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## Chandlers Close, TS24 0XL

**\*\* CHAIN FREE \*\* A MOST IMPRESSIVE PROPERTY \*\*** An improved two bedroom end terraced house which has the advantage of a good size uPVC double glazed conservatory and recently replaced bathroom. Features include gas central heating which is via a replaced combi boiler, uPVC double glazing throughout, burglar alarm system and we understand from the owner that the property has cavity wall insulation. Briefly comprising: long entrance hall, spacious lounge which leads to the good size uPVC double glazed conservatory and the kitchen is located to the front of the property and has modern white units. To the first floor are two good size bedrooms, both having built-in wardrobes, and a bathroom/WC fitted with a white suite. Externally, to the front is a driveway providing off street parking, with a lawned and decked rear garden. Fitted carpets and blinds are included in the asking price. Internal viewing comes highly recommended to fully appreciate this sensibly priced home.

### GROUND FLOOR

#### ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

#### KITCHEN

9'4 x 7'2 (2.84m x 2.18m)

Fitted with a range of white high gloss wall, base and drawer units with 'wood' effect worktops, inset sink and drainer, recess for freestanding cooker, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to front.

#### LOUNGE

uPVC double glazed sliding patio doors opening into the conservatory, uPVC double glazed window to rear, radiator.

#### CONSERVATORY

uPVC double glazed sliding patio doors opening onto the garden, tiled flooring.

### FIRST FLOOR

#### LANDING

Loft access.

#### BEDROOM 1 (rear)

10'5 x 9'6 (3.18m x 2.90m)

Two uPVC double glazed windows to front, radiator.

#### BEDROOM 2 (front)

10' x 8'9 (3.05m x 2.67m)

Two uPVC double glazed windows to front, radiator.

#### BATHROOM/WC

Modern white and chrome suite with thermostatic shower, wash hand basin with vanity storage and low level WC; uPVC double glazed window to rear, radiator.

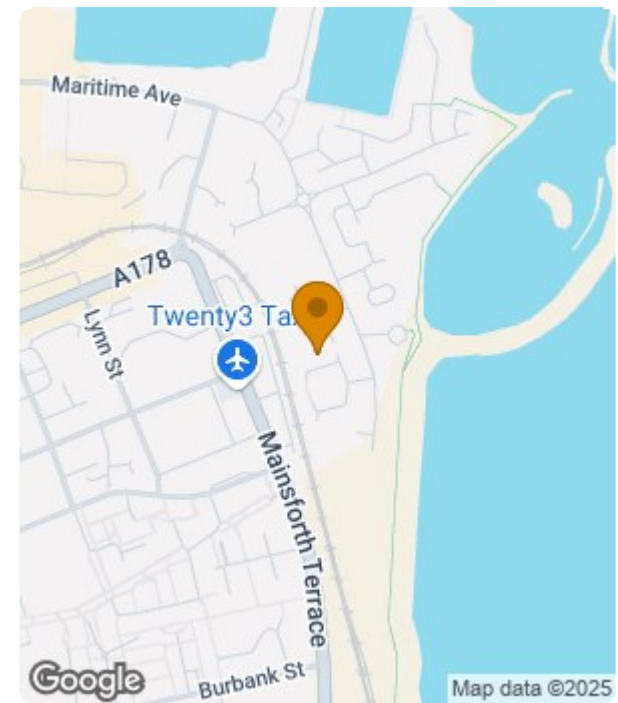
#### EXTERNALLY


The enclosed rear garden has gated access and a wooden decking area. The open plan front garden is laid to lawn, with a block paved driveway providing off street parking.

#### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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