



3 Cambrian Crescent, Marshfield

£350,000 Freehold

Four bed townhouse in Marshfield
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

DESCRIPTION

A large modern mid terrace townhouse situated overlooking parkland. The accommodation which has gas central heating and double glazing briefly comprises entrance hall, downstairs cloakroom, kitchen/breakfast room, utility room, lounge, four bedrooms, two with ensuite and a family bathroom. Outside there is a garden to the rear and driveway to the front leading to an integral garage. Viewing is recommended.

Entrance/Hallway

Entered via door with obscured double glazed panels. Obscured double glazed panel to side. Coved ceiling. Wood laminate floor. Central heating radiator. Telephone point. Alarm system. Door to garage. Stairs to first floor. Door to

Downstairs Cloakroom

Wood laminate floor. Low level WC. Pedestal wash hand basin with hot and cold taps, and tiled splashback. Central heating radiator. Extractor fan.

Kitchen/Breakfast Room

19' 0" x 13' 2" (5.79m x 4.01m)
Double glazed sliding patio doors to rear garden. Window to rear. Tile floor. Fitted base and wall units with round edge work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Four ring gas hob with stainless steel extractor fan above and integrated double oven. Integrated fridge/freezer and integrated dishwasher. Tiled splashback. Telephone point. Central heating radiator. Door to storage cupboard. Door to

Utility Room

5' 3" x 9' 4" (1.60m x 2.84m)
Tiled floor. Fitted base units with round edge work surfaces incorporating stainless steel sink unit with mixer tap. Space for washing machine. Tiled splashback. Central heating radiator. Extractor fan.

Stairs and Landing to First Floor

Turn stairs to second floor. Central heating radiator. Wall mounted central heating thermostat.

Lounge

15' 10" x 16' 10" (4.83m x 5.13m)
Lounge on first floor. Double glazed French doors to front with Juliet rail overlooking parkland. Double glazed window to front. Coved ceiling. Real birch wood laminate floor. Two central heating radiators. Telephone point. TV aerial point.

Bedroom one

Stairs and Landing to Second Floor

Access to roof space. Door to airing cupboard housing hot water tank and shelving. Central heating radiator.

Bedroom 2

16' 3" x 10' 0" (4.95m x 3.05m)
Double glazed window to front. Central heating radiator. Telephone point. TV aerial point. Fitted wardrobes. Door to

En-Suite

Ensuite Low level WC. Pedestal wash hand basin with mixer tap. Shower cubicle. Part tiled walls. Central heating radiator. Shaver point. Extractor fan.

Bedroom Three

11' 7" x 10' 10" (3.53m x 3.30m)
Double glazed window to rear. Central heating radiator.

Bedroom Four

12' 3" x 6' 9" (3.73m x 2.06m)
Double glazed window to front. Central heating radiator. Telephone point.

Bathroom

Obscured double glazed window to rear. Part tiled walls. Panelled bath with mixer tap, with shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Central heating radiator. Extractor fan.

Garage

Integral garage with up and over door to front. Power and lighting.

AML

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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Reduction Three





BIRCHGROVE 029 2052 9026

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