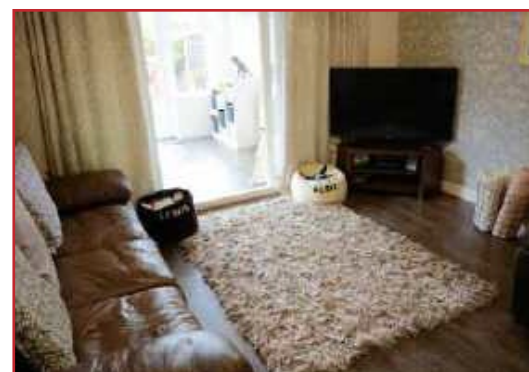




7 St Marys Court, Hambleton

£159,950

This modern TWO bed roomed attractive semi detached house is situated in the very popular village of Hambleton and provides EXCELLENT value for money. The property enjoys gas central heating, UPVC double glazed windows, lounge, conservatory, pleasant fitted kitchen and downstairs WC. The house boasts an enclosed garden to the rear and driveway to the side. This quality home must be seen to be appreciated and is an ideal property for a first time buyer or investor.



Entrance hall

Composite front door. Laminate flooring. Understairs cupboard, plumbed for washer. Cloaks cupboard.

Kitchen 1.81m x 3.8m maximum (5'11" x 12'6" maximum)

Wall and base units with worktop surfaces splashbacks, stainless steel sink unit and drainer. Integral AEG oven and four ring gas hob. Integral fridge / freezer. UPVC double glazed window. Central heating radiator.

WC 1.09m x 1.6m (3'7" x 5'3")

Wash hand basin and WC. Ventaxia extractor.

Lounge 3.84m x 3.74m (12'7" x 12'3")

Laminate flooring. Sliding doors to conservatory. Central heating radiator.

Conservatory 2.93m x 2.90m (9'7" x 9'6")

UPVC double glazing conservatory with polycarbonate roof and wall to one side. Double patio doors to garden. Laminate flooring. Raonite electric radiator.

Staircase to first floor

Landing

Cupboard housing glow Worm boiler. Loft access. Central heating radiator.

Bedroom 1 (rear) 2.63m x 3.85m (8'8" x 12'8")

Fitted wardrobe. UPVC double glazed

rear window.

Bedroom 2 (front) 3.86m x 2.44m (12'8" x 8'0")

UPVC double glazed front window. Storage cupboard.

Bathroom 1.98m 1.89m (6'6" 6'2")

White suite comprising; bath with shower over, WC and wash hand basin. Heated towel rail.

Outside - front and side

Off road parking to side. Gate to rear garden.

Outside - rear

Enclosed lawned and pebbled rear garden with wall and fence surround. Garden shed.



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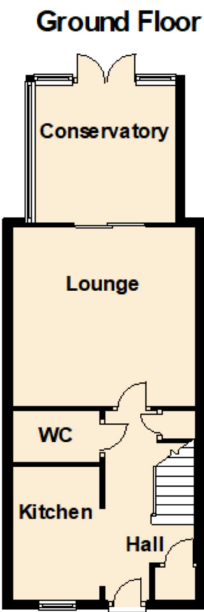
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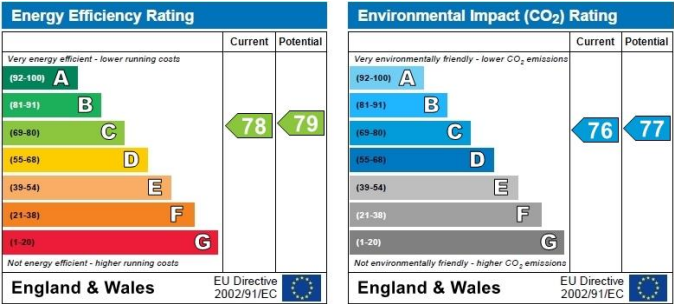
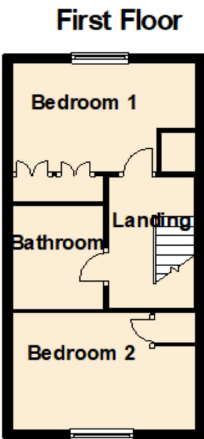
FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



FLOOR PLAN - FIRST FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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