



Bentinck Close

Boughton



Offers in Excess of £120,000

(Chadwells
Estate & Letting Agents





*Offered For Sale With No
Upward Chain...*





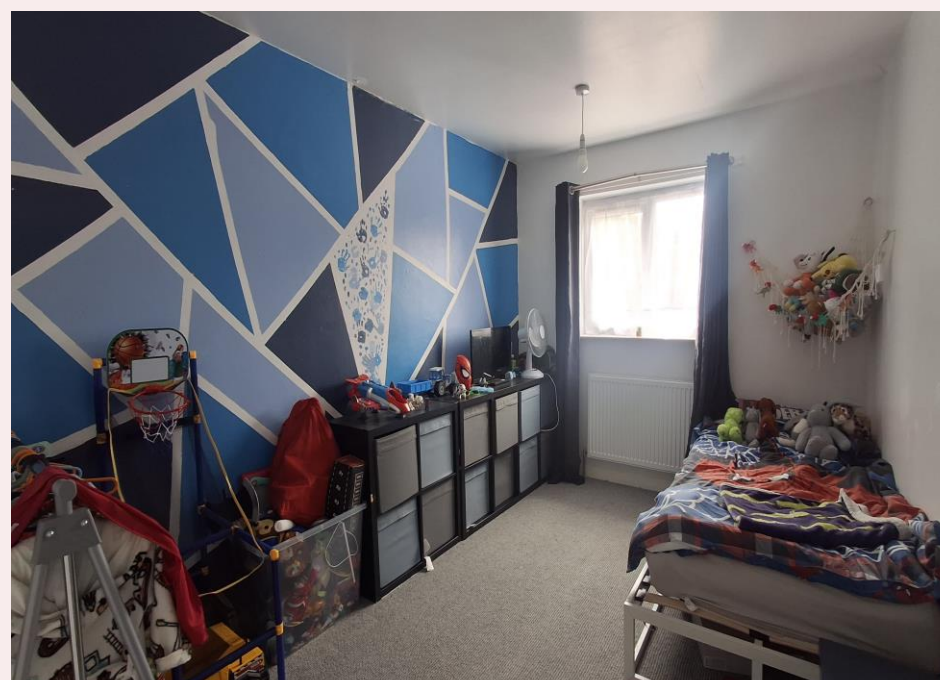
Bentinck Close





Welcome

Situated in the popular residential area of Boughton this two bedroom end terrace property sits close to local amenities and would make the perfect home. Benefiting from lounge and large kitchen to the ground floor and two generous bedrooms and shower room to the first floor. Externally the property boasts gardens to the front, side and rear with the additional benefit of private parking to the rear. Viewings are a must to appreciate all this property has to offer.



Step inside...

Entrance Hall

Accessed through UPVC to the front of the property and having vinyl flooring, radiator, built in storage cupboard and stairs to the first floor.

Lounge

Having carpet flooring, uPVC window to the rear aspect, two pendant light fittings, radiator, TV and BT points.

Kitchen Diner 20' 11" x 8' 4" (6.37m x 2.54m)

Fitted with a range of shaker style base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include a gas hob and eye level microwave and electric oven. Tiled splash backs, space and plumbing for washing machine, wall mounted Worcester boiler, uPVC windows to both front and rear, vinyl flooring, 2 pendant light fittings and radiator.

Rear Porch

With vinyl flooring, ceiling light fitting and uPVC door to the rear garden.

Landing

Having carpet flooring, two built in storage cupboards, loft access, uPVC window to front aspect, pendant light fitting and radiator.

Bedroom One 12' 10" x 10' 7" (3.91m x 3.22m)

Having carpet flooring, pendant light fitting, two uPVC windows to the rear aspect, radiator and TV point.

Bedroom Two

Having carpet flooring, radiator, uPVC window to rear aspect and pendant light fitting.

Shower Room

Fitted with a three piece suite comprising of shower cubicle with mains fed rainfall and handheld shower heads, pedestal wash basin and low flush WC. Tiled and aqua board splashbacks, two obscure uPVC windows to the front aspect, ceiling light fitting, vinyl flooring and radiator.

Front Garden 0

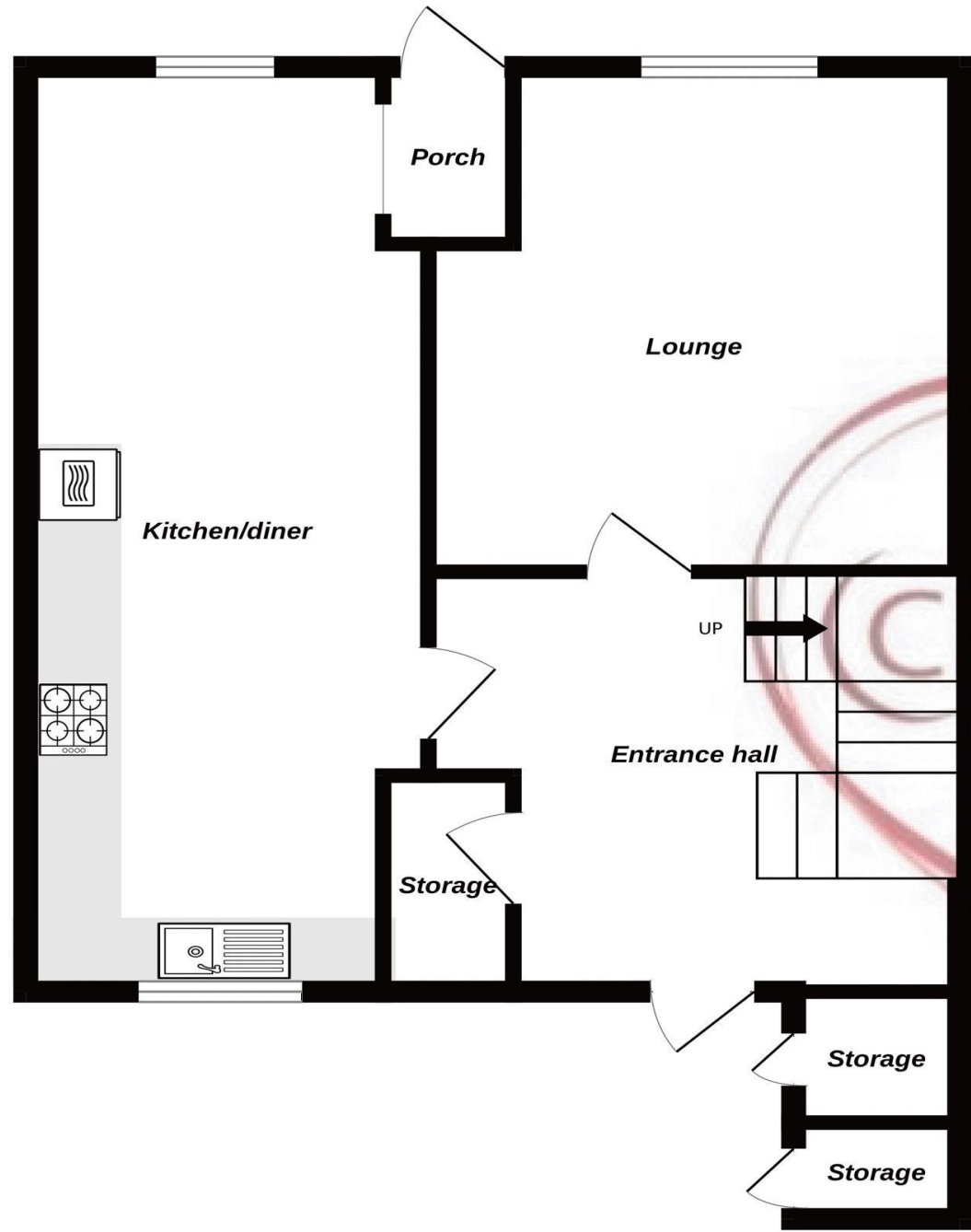
Fully enclosed and mainly laid to lawn with an array of mature trees and shrubs at both the front and side of property with gated access to the rear garden.

Rear Garden

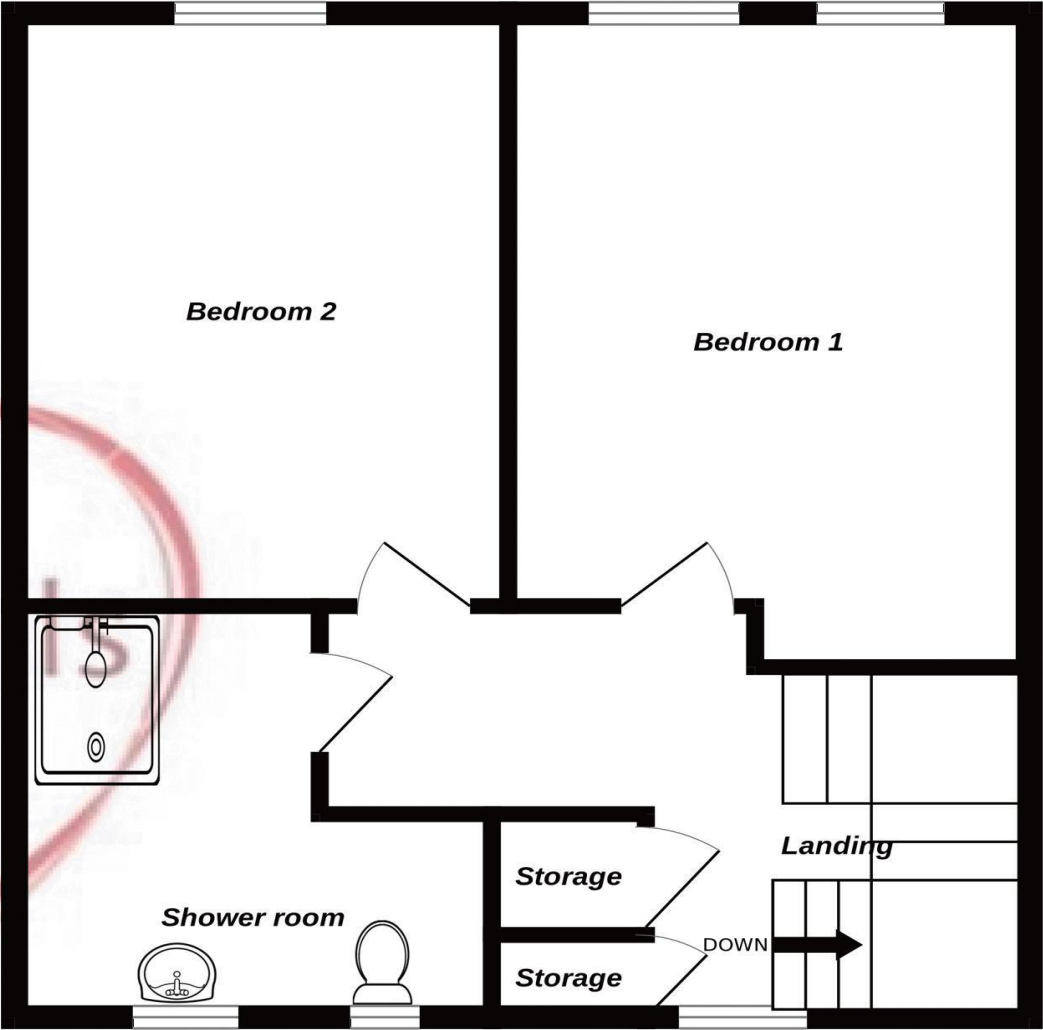
Enclosed rear gardens with gated access from the rear leading onto concrete driveway and being mainly laid to lawn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st Floor



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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