



Twacford Road

Boughton



£170,000

(Chadwells
Estate & Letting Agents





*Desirable Location... A
promising opportunity in
Boughton... No Upward Chain*





Tuxford Road





Welcome

This three-bedroom semi-detached home, located in a popular residential area, is ready for its next chapter. It is simply calling out to those with a vision for transformation, this property eagerly awaits a new owner to restore its charm. Boasting a spacious lounge, separate kitchen and dining rooms to the ground floor with the first floor housing three good sized bedrooms, bathroom and separate WC. The property offers ample space for comfortable living. Externally both the front and rear of the property are mainly laid to lawn with the front. A side gate leads to the private enclosed rear garden. With its potential waiting to be unlocked, this property will appeal to both investors and first-time buyers with the added advantage of no upward chain. Contact our office today to arrange a viewing and avoid missing out!



Step inside...

Entrance Hallway *6' 0" x 9' 10" (1.83m x 2.99m)*

Enter through the uPVC door into the entrance hall, with carpet flooring, stairs off to the first floor, doors leading to the living room and kitchen, radiator, understairs storage and ceiling light.

Living Room *14' 3" x 11' 6" (4.34m x 3.50m)*

With a uPVC window to front aspect, carpet flooring, radiator, ceiling light, tiled fireplace and door leading to dining room.

Kitchen *10' 0" x 11' 3" (3.05m x 3.43m)*

Fitted with a range of wall and base units, roll top work surfaces and stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, cooker and free standing fridge freezer, uPVC window to the side aspect and door leading to rear garden.

Dining Room *10' 4" x 9' 5" (3.15m x 2.87m)*

UPVC window to rear aspect, radiator, ceiling light and doors leading to living room and kitchen.

First Floor Landing *8' 7" x 3' 7" (2.61m x 1.09m)*

With carpet flooring, doors to the three bedrooms, bathroom and separate W/C, access to attic, storage cupboards and uPVC window to the side aspect.

Bedroom One *11' 11" x 11' 10" (3.63m x 3.60m)*

UPVC window to the front aspect, radiator, built in wardrobe and ceiling light.

Bedroom Two *11' 10" x 9' 7" (3.60m x 2.92m)*

UPVC window to the rear aspect, radiator, built in wardrobe and ceiling light.

Bedroom Three *8' 8" x 8' 0" (2.64m x 2.44m)*

UPVC window to the front aspect, radiator and ceiling light.

W/C *2' 9" x 5' 5" (0.84m x 1.65m)*

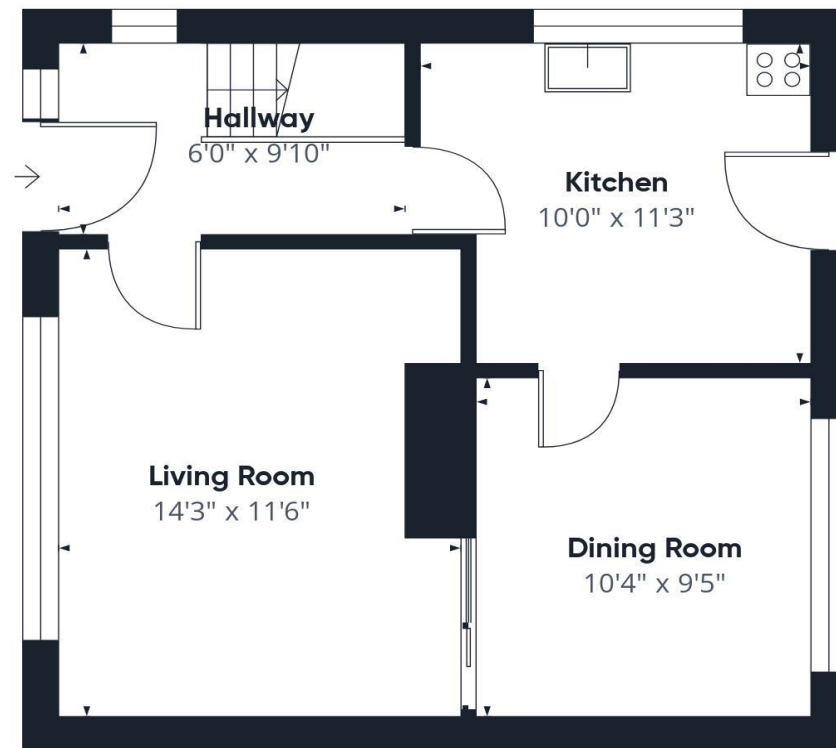
UPVC obscure window to side aspect, low flush w/c and ceiling light.

Bathroom *5' 6" x 5' 5" (1.68m x 1.65m)*

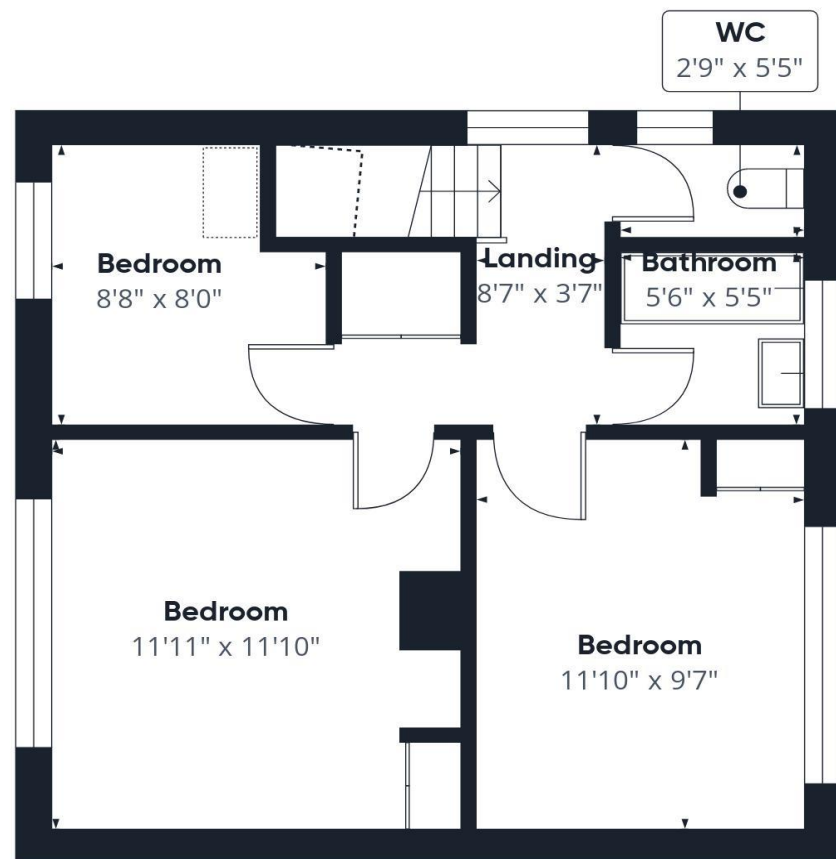
UPVC obscure window to rear aspect, bath, pedestal wash basin, radiator and ceiling light.

Externally

Fenced private front garden which is mainly laid to lawn with established shrubs in borders and path leading to side and rear of property. Off road parking at the front of the property. The rear garden is laid mainly to lawn with established shrubs around the borders, a patio seating area and brick storage shed.



Floor 0



Floor 1

Approximate total area⁽¹⁾
848 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

 **Chadwells**
Estate & Letting Agents