

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£245,000

Gew Terrace, East End, TR15 1PG



- THREE BEDROOMS
- GAS CENTRAL HEATING
- OUTSKIRTS OF TOWN
- KITCHEN/DINING ROOM
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- CHARACTER FEATURES
- EPC: tba COUNCIL TAX BAND B

A well-proportioned mid-terrace Three Bedroom Family Home with a good sized rear garden and off road parking for two vehicles. The property is warmed by gas central heating and is double glazed. There is a feature inglenook fireplace and beamed ceiling to the lounge. The accommodation comprises of: - Lounge, Utility Room, Kitchen/dining Room and to the first floor Three Bedrooms and a Bathroom/WC. There are three block built outbuildings and the garden is mainly laid to lawn with a sun terrace area. EPC: TBA. Council Tax Band B.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

Gew Terrace, East End, TR15 1PG

Approached via a tarmac driveway with a double glazed door opening to:-

LOUNGE

18'5" x 12'10" (5.61m x 3.91m)

A well-proportioned living room with beamed ceiling, inglenook fireplace with cast iron stove burner, radiator, stairs rising to the first floor and a doorway to:-

UTILITY ROOM

8'9" x 5'9" (2.67m x 1.75m)

There is space and plumbing for a washing machine, further utility space, wall mounted gas combi boiler, door to the rear garden, double glazed window to the rear, loft access hatch and opens to:-

KITCHEN/DINER

10'1" x 9'8" (3.07m x 2.95m)

There is a range of eye-level and base units with work surface over, space for an electric cooker, under counter fridge space, inset one and a half bowl stainless steel sink with side drainer, two double glazed windows to the rear and a radiator.

FIRST FLOOR

LANDING

There are doors to all bedrooms, the bathroom/WC and aloft access hatch. Built in storage cupboards. Loft Access Hatch.

BEDROOM ONE

10'2" x 9'1" excluding depth of radiators (3.10m x 2.77m)

A generous double bedroom with built in wardrobes top one wall, double glazed window to the rear and a radiator.

BEDROOM TWO

9'6" x 7'8" (2.90m x 2.34m)

A useful second double room with a double glazed window to the front and a beamed ceiling. Radiator.

BEDROOM THREE

7'10" MAX x 8'3" MAX (2.39m x 2.51m)

A good sized single bedroom with a double glazed window to the front and an exposed stone wall. Radiator.

BATHROOM/WC

A white suite comprising of a panel bath with electric shower over, close coupled WC, pedestal mounted wash hand basin, ladder type heated towel rail and a Velux type window to the rear.

OUTSIDE

REAR GARDEN

There is a good sized garden to the rear with three block built outbuildings, lawned area and a paved sun terrace.

OFF ROAD PARKING

There is off road parking for two vehicles to the front of the property.

AGENTS NOTE

The property is of standard stone construction with a more recent block extension to the first floor. This property has been rated as Council Tax Band B. There is good coverage from all major mobile networks (Source Ofcom). Broadband Speeds from 15Mbps Standard and from 1800Mbps Ultra-Fast (Source Ofcom).

ENERGY EFFICIENCY RATING

This property has been rated as: TBC



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.