



**King & Co.**  
ESTATE AGENTS

48 WINDSOR CLOSE, COLLINGHAM, NG23 7PR  
ASKING PRICE OF £189,950







### **INFORMATION**

Construction type – filled cavity wall

Gas central heating

UPVC double glazing

On street parking

Freehold

Council tax band A

EPC rating C75

A spacious and thoroughly modernised three bedroom mid terrace, situated within this popular and highly sought after village.

The property has recently undergone extensive renovations by the current owner over a six month period to now provide a modern, spacious contemporary family home it must be viewed to appreciate.

### **ENTRANCE LODGE**

With radiator and wood effect laminate flooring.

### **OPEN PLAN LOUNGE/DINER**

25' 6" x 17' 11" (7.79m x 5.47m max) Having previously been two separate rooms, and now offering a large spacious area. With stairs, rising to first floor, two windows to front elevation, sliding patio doors to rear elevation leading out to the rear garden, two radiators, telephone point, TV, aerial point, fitted double storage cupboard housing Worcester gas fired boiler and wood effect laminate flooring.



## **KITCHEN**

20' 11" x 5' 8" (6.39m x 1.74m) Enjoying a comprehensive range of modern contemporary units to eye and base level, including; stainless steel sink and drainer unit in set to work surface with cupboards and space below for automatic washing machine while the work surface continues along the adjacent wall with cupboard and space below for dishwasher.

With a further work surface, extending down majority of one wall having four ring electric hob inset with stainless steel oven below and double stainless steel extractor hood above.

Also with space for tall standing fridge freezer unit, UPVC door leading out to adjacent garden, radiator, appropriate wall, tiling and tiled flooring.

## **FIRST FLOOR LANDING**

Offering access to loft space, two fitted storage cupboards and fitted carpet.

## **BEDROOM 1**

10' 5" x 11' 5" (3.19m x 3.49m) Having window to front elevation, radiator, and fitted carpet.

## **BEDROOM 2**

10' 5" x 10' 2" (3.2m x 3.1m) Window to rear elevation, fitted over stairs storage cupboard with two hanging rails, radiator, and fitted carpet.

## **BEDROOM 3**

7' 1" x 8' 2" (2.17m x 2.49m) With window to front elevation, radiator, and fitted carpet.

## **BATHROOM**

6' 11" x 5' 11" (2.13m x 1.82m) Enjoying a modern contemporary finish with the suite comprising; P-shaped bath with chrome mixer shower unit over, fitted work surface to one wall, having close coupled WC and wash hand basin inset, radiator, four flush ceiling downlights, obscure window to rear elevation, and being tiled to all walls and floor.

## **OUTSIDE**

The front garden has been laid to gravel, creating a low maintenance theme with a concrete pathway leading up to the front entrance.

The rear garden offers a paved patio area, standing adjacent to the side kitchen door, leading onto a gravelled area and a further paved seating area.







## ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

## SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

## TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

