



King & Co.
ESTATE AGENTS

8 STATION ROAD, TORKSEY, LN1 2EQ
£95,000





AGENTS NOTES

Fixtures and fittings including bedroom furniture in this property can be available by separate negotiation.

Entered via glaze panelled door opening to;

ENTRANCE HALL

Being spacious, it offers recessed area providing space for storage, walk in airing cupboard providing space for coats and boots; Mega Flo hot water cylinder and wall mounted Heatrae Sadia electric boiler, access to loft space, radiator, 3 flush ceiling down lighters, coving and wood effect laminate flooring.

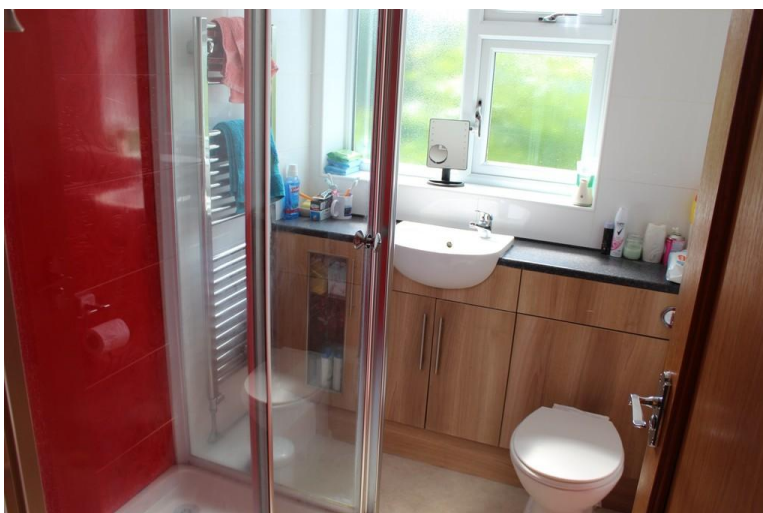


LOUNGE

14' 5" x 10' 6" (4.41m x 3.22m) having attractive views to rear elevation looking out over the landscaped communal rear garden and woodland beyond; wall hung electric fire, coving, radiator, UPVC door leading out to private first floor balcony and carpet.

BEDROOM 1

9' 8" x 8' 7" (2.97m x 2.62m) With attractive views to rear elevation, radiator and carpet.





BEDROOM 2

12' 1" x 9' 3" (3.70m x 2.83m max dimensions) View to front elevation looking out to open fields, sliding mirrored door wardrobes to one wall providing generous storage space, coving, radiator and carpet.

KITCHEN

11' 9" x 8' 11" (3.59m x 2.74m) Enjoying a comprehensive range of modern units including; "Astracast" sink and drainer unit inset to work surface having units and space below for automatic washing machine and tumble dryer while the work surface continues along the neighbouring wall having units above and integral fridge and freezer unit below. Opposite is a further work surface having 4 ring electric hob inset with Extractor hood above, units above and below and with ladder style unit abutting to one end housing Neff stainless steel oven and separate microwave

SHOWER ROOM

Having been modernised it offers double width shower enclosure with chrome mixer shower unit, wash hand basin inset to vanity unit having double cupboard below and low level WC adjacent, chrome ladder effect heated towel rail, 4 flush ceiling down lighters, appropriate wall tiling and vinyl flooring.

OUTSIDE

The property has the added benefit of the use of a recently landscaped communal garden and ample parking facility.

SERVICES

Mains electricity, water and drainage are connected to the property. Central heating is provided to a radiator system from an electric 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 Leasehold with 125 year lease from 1998. Vacant possession will be given upon completion.

An application to ACIS Housing Association has to be made once an offer is accepted.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

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.

OUTSIDE

The property benefits from ample communal parking and also a very attractive recently landscaped rear garden.

The property is Leasehold with 125 year lease from 1998. The buyer is to complete an application form with ACIS Housing once their offer is accepted.

