



☆ NO CHAIN ☆

Ripon Close, Kew, Southport PR8 5PJ

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|  Semi-Detached Bungalow |  Carpeted & Decorated 2014 |
|  Two Fitted Bedrooms |  Gas Central Heating |
|  Conservatory |  Gardens, Garage |



AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented and easily managed semi-detached bungalow which is located in a cul-de-sac forming part of a popular residential area. Prospective purchasers will be interested to note during 2014 the bungalow had the benefit of new carpets and decorations together with a new gas central heating boiler.

The bungalow is installed with gas central heating and upvc double glazing with the accommodation briefly comprising Entrance Hall, Front Lounge, Kitchen, Inner Hallway, two Bedrooms, Conservatory and Bathroom. Outside there are gardens to the front and rear of the property, the front incorporating a driveway leading to a separate Garage.

Ripon Close is located off Folkestone Road with local shops at Ovington Drive. Public transport facilities to the town centre are readily accessible.

Price: £154,950 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



HALL double glazed entrance door, coved ceiling and storage cupboard.

FRONT LOUNGE 18' 3" x 10' 5" (5.56m x 3.18m) plus door recess, upvc double glazed oriel bay window to front, coved ceiling, fireplace with marble effect interior and hearth housing living flame coal effect gas fire.

KITCHEN 12' 7" x 7' 7" (3.84m x 2.31m) with a range of fitments comprising base units of cupboards and drawers, wall units to accord, contoured working surfaces, part tiled walls, inset one and a half bowl stainless steel sink unit with mixer tap, upvc double glazed door and window, wall mounted gas central heating boiler, plumbing for a washing machine, coved ceiling.

INNER HALL with storage cupboard, access to loft by way of folding ladder.

REAR BEDROOM 1 12' 4" x 9' 7" (3.76m x 2.92m) including area housing fitted wardrobe with three full height sliding doors, upvc double glazed window, coved ceiling.

REAR BEDROOM 2 8' 7" x 8' 3" (2.62m x 2.51m) plus door recess and including area housing fitted wardrobe with two full height sliding doors, coved ceiling, upvc double glazed doors to:-

CONSERVATORY 7' 11" x 6' 7" (2.41m x 2.01m) upvc double glazed windows and double doors to the side, tiled floor.

BATHROOM 6' 2" x 5' 5" (1.88m x 1.65m) champagne coloured suite comprising twin grip panelled bath with shower above, pedestal wash basin, low level wc, upvc double glazed window, tiled walls, coved ceiling.



OUTSIDE: There are gardens to the front and rear of the property, the front incorporating a driveway leading to a Garage (15' 6" x 8' 1" internally) with up and over door and electric light and power. The compact rear garden is planned with lawn and borders.

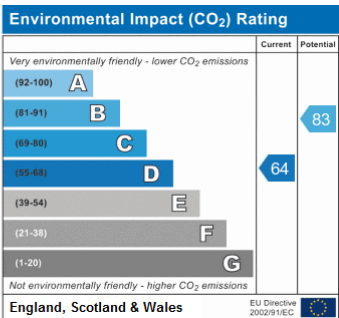
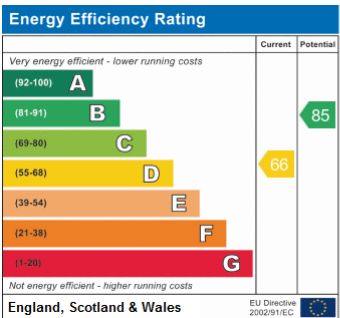
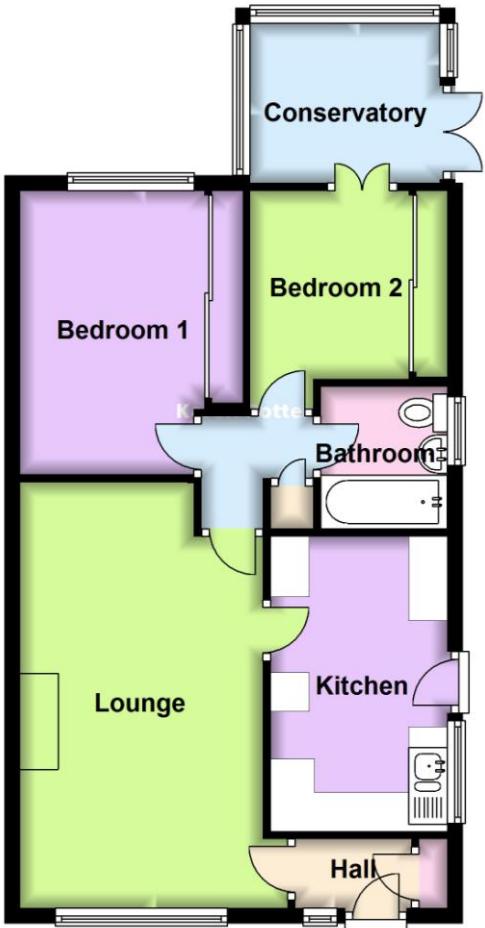
Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in

Band B.

Tenure: Yet to be formally verified.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.
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Ground Floor



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 29/10/2015