



GIBBINS RICHARDS 

1 Greenway Road, Rockwell Green, Wellington TA21 9DE

£250,000

GIBBINS RICHARDS 
Making home moves happen

A well-proportioned semi detached house on a large corner plot and with the added benefit of a detached garage and large parking area

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

The post-war semi offers a sitting room, kitchen with dining area and ground floor wc. Upstairs there are three good sized bedrooms and a refitted bathroom. There is double glazing and a central heating system. The house could benefit from some internal upgrading but does present itself as an excellent opportunity - it occupies a good sized corner plot so is ripe for extension. Beyond the rear garden and down some steps there is a large detached garage and ample additional parking in front for extra cars. Beside the garage is another area ideal for the storage of a boat, caravan motorhome or trailer. Rockwell Green is well served for local amenities such as a late shop, takeaway, post office and butchers. The local primary school is a short walk away and, a little further away is Court Fields secondary school.

EXCELLENT PROPERTY WITH LOADS OF SCOPE
NO ONWARD CHAIN
THREE BEDROOMS, SITTING ROOM, KITCHEN
DOWNSTAIRS WC, FIRST FLOOR BATHROOM
AMPLE SCOPE FOR IMPROVEMENT AND EXTENSION
LARGE PARKING AREA WITH GARAGE
CORNER PLOT GARDENS
SUMMERHOUSE
CLOSE TO LOCAL AMENITIES



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Entrance Hall

Sitting Room 15' 3" x 12' 0" (4.64m x 3.65m)

Kitchen /
Breakfast Room 15' 3" x 7' 10" (4.64m x 2.39m)

Rear lobby with cloakroom

First Floor Landing

Bedroom Three 9' 3" x 7' 10" (2.82m x 2.39m)

Bedroom Two 11' 0" x 9' 1" (3.35m x 2.77m)

Bedroom One 10' 11" x 9' 1" (3.32m x 2.77m)

Bathroom 7' 0" x 6' 7" (2.13m x 2.01m)

Outside Corner plot gardens. Summerhouse. Detached single garage 19' 9" x 11' 4" (6.02m x 3.45m). Additional parking area.



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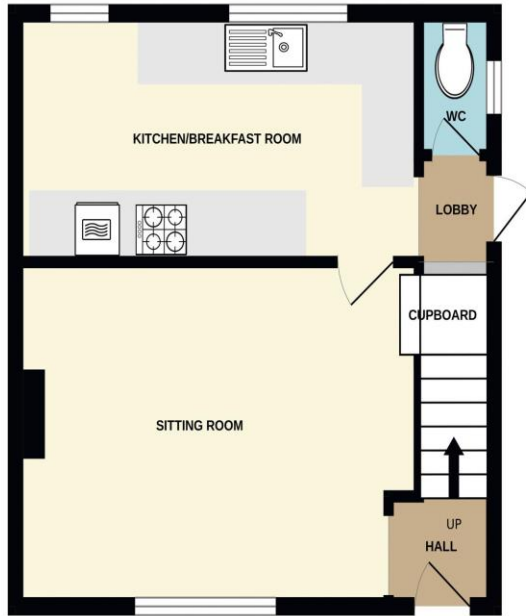


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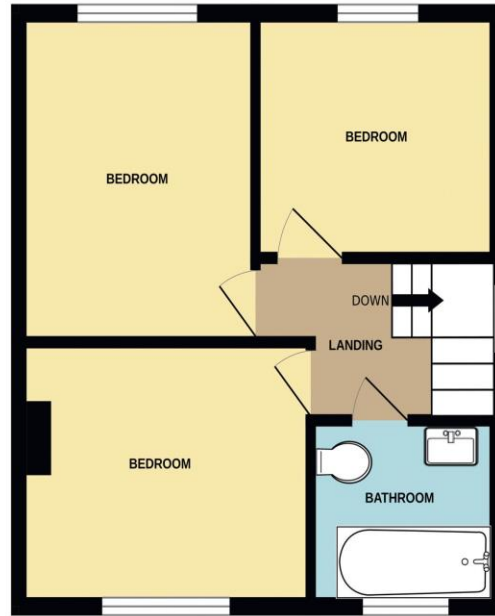


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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