

## Tysea Hill, Stapleford Abbots

offers in excess of £485,000 Freehold

CHAIN FREE • Semi Rural Location • Fantastic Potential For Rear Extension & Loft Conversion Subject To Planning & Consent • Off Street Parking • Conservatroy • Kitchen & Utility Room • Ground Floor Bathroom • Double Glazing & Gas Central Heating



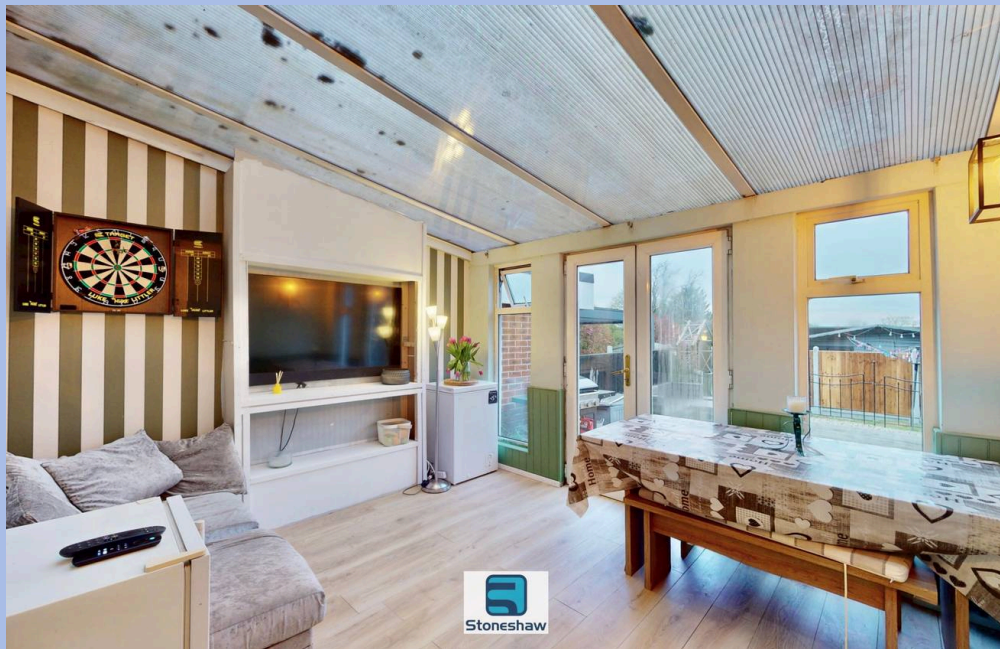
Chain free 3-bed mid-terrace in semi-rural spot with conservatory, modern kitchen, utility, off-street parking, and great extension potential subject to consent.

Council Tax band: D

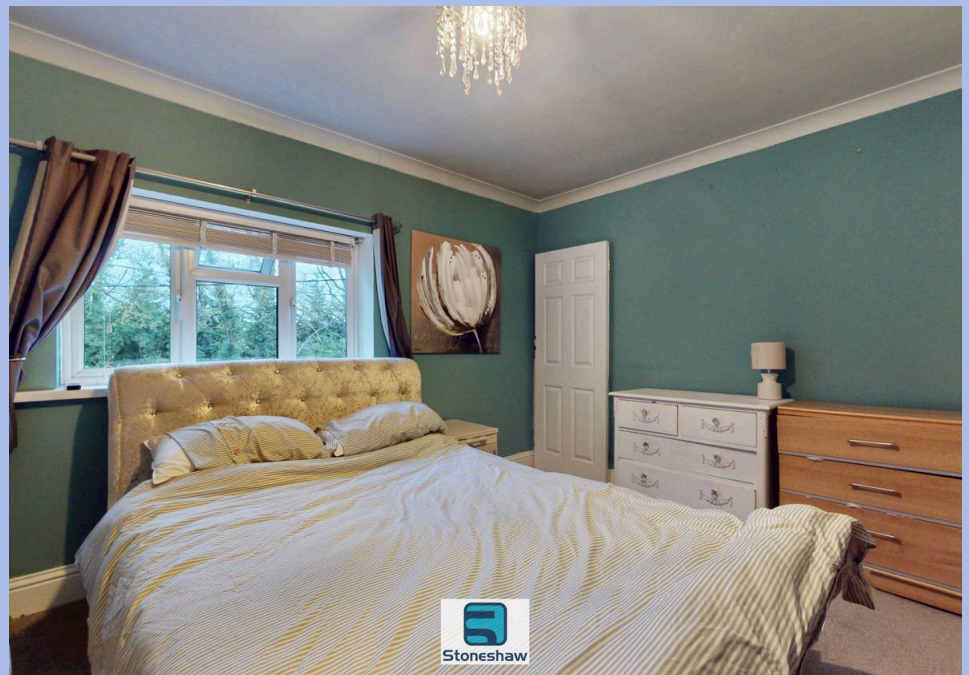
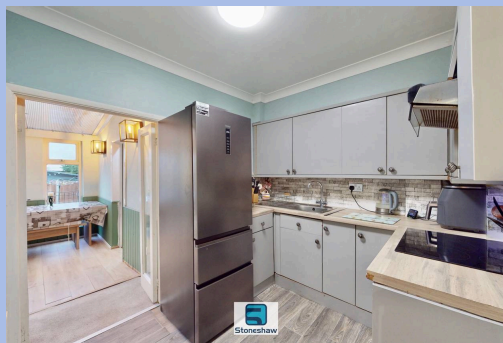
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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**Living Room**

12' 10" x 16' 4" (3.91m x 4.97m)

narrowing to 4.13 m. Fitted carpet, flat plastered ceiling and walls, 2 radiators, under stairs storage cupboard, stairs to 1st floor, door to rear hall, double glazed window to front aspect.

**Rear Hall**

Fitted carpet, doors to bathroom and kitchen.

**Bathroom**

8' 4" x 4' 11" (2.55m x 1.51m)

3 piece suite comprising low level w/c, wash basin, panel enclosed bath with mixer tap & shower attachment, ceramic tiled splash backs, vinyl floor, radiator, flat plastered ceiling and walls.

**Kitchen**

8' 8" x 14' 7" (2.65m x 4.44m)

Eye and base level units, wood effect work tops, space for fridge freezer and electric oven, flat plastered walls and ceiling, radiator, vinyl floor, door to conservatory.

**Conservatory**

12' 2" x 10' 7" (3.72m x 3.22m)

Laminate flooring, radiator, door to utility room, double glazed window and doors to garden.

**Utility Room**

Wall units, work top below, space and plumbing for washing machine and tumble dryer, vinyl floor.

**1st Floor Landing**

Fitted carpet, loft access, doors to bedrooms.

**Bedroom 1**

10' 10" x 11' 7" (3.31m x 3.52m)

plus wardrobe recess. Fitted carpet, flat plastered ceiling and walls, built in storage cupboard, fitted wardrobes, radiator, double glazed window to front aspect.

**Bedroom 2**

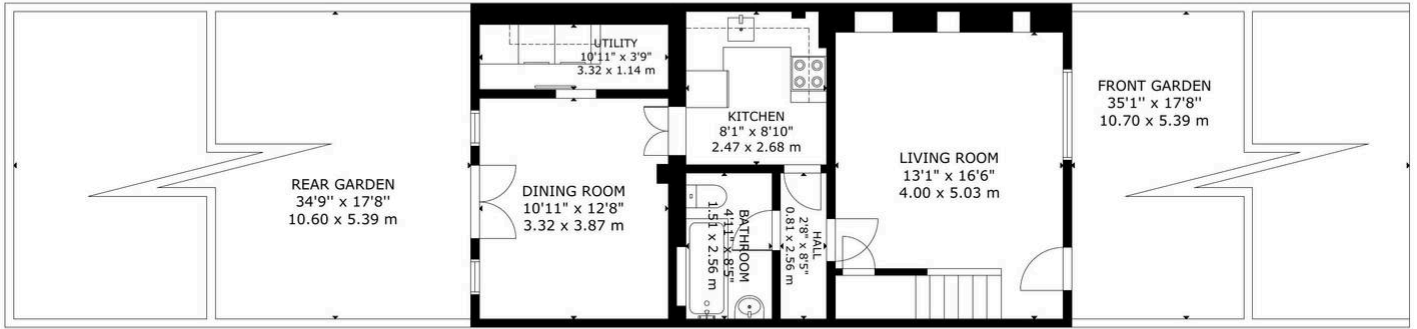
10' 3" x 8' 6" (3.12m x 2.60m)

Fitted carpet, flat plastered ceiling and walls, radiator, double glazed window to rear aspect.

**Bedroom 3**

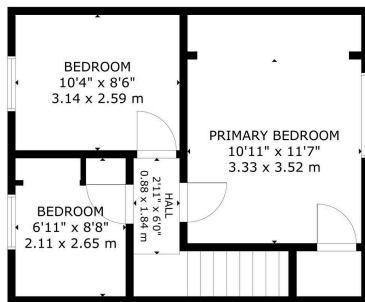
8' 8" x 6' 11" (2.65m x 2.10m)

Fitted carpet, radiator, flat plastered ceiling and walls, double glazed window to rear aspect.



GROUND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 91 m<sup>2</sup>/978 sq ft  
 GROUND FLOOR: 55 m<sup>2</sup>/594 sq ft, FIRST FLOOR: 36 m<sup>2</sup>/384 sq ft  
 EXCLUDED AREAS: FRONT GARDEN: 58 m<sup>2</sup>/620 sq ft, REAR GARDEN: 57 m<sup>2</sup>/615 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 36 m<sup>2</sup>/384 sq ft  
 GROUND FLOOR: 55 m<sup>2</sup>/594 sq ft, FIRST FLOOR: 36 m<sup>2</sup>/384 sq ft  
 EXCLUDED AREAS: FRONT GARDEN: 58 m<sup>2</sup>/620 sq ft, REAR GARDEN: 57 m<sup>2</sup>/615 sq ft



GROUND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 91 m<sup>2</sup>/978 sq ft  
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