



Rosslyn Park Road, PL3

Offers Over: £290,000

Situated a minutes' walk away from central park in the ever-popular area of Peverell is this three-bedroom family home. The ground floor of this period property boasts a large living room which opens onto the formal dining room which due to its large bay windows, is flooded with light.

The ground floor is finished with a breakfast room which leads onto the contemporary kitchen to the rear. Upstairs, this spacious home offers a renewed family bathroom with two double bedrooms and a single bedroom which could easily be converted into a lavish dressing room or home office. To the rear the property benefits from a maintainable re-configured courtyard garden which has been laid to both, patio and decking. EPC: TBC.

Rooms

Entrance Hall 5'11" x 19'3" (1.8m x 5.87m). Wood flooring, wall mounted radiator, door to front aspect, access to downstairs rooms.

Living Room 13'9" x 14'1" (4.2m x 4.3m). Wood flooring, wall mounted radiator, Tv point, double glazed bay window.

Dining Room 9'1" x 13'10" (2.77m x 4.22m). Wood flooring, wall mounted radiator, double glazed window to rear aspect.

Breakfast room 9'5" x 10'1" (2.87m x 3.07m). Wood flooring, wall mounted radiator, access to Kitchen, double glazed window to rear aspect.

Kitchen 6' x 13'5" (1.83m x 4.1m). Wood flooring, wall matching wall & base units, space for washer, space for dryer, space for fridge / freezer, integrated oven, integrated induction hob with extractor fan above, patio door leading to rear garden.

Landing Wood flooring, access to all three bedrooms and family bathroom.

Bedroom One 11'5" x 16'11" (3.48m x 5.16m). Wood flooring, wall mounted radiator, double glazed bay window to front aspect, fitted wardrobes.

Bedroom Two 11'5" x 14'1" (3.48m x 4.3m). Wood flooring, wall mounted radiator, double glazed window to rear aspect.

Bedroom Three 8'1" x 9'3" (2.46m x 2.82m). Wood flooring, wall mounted radiator, double glazed window to front aspect.





Bathroom 8' x 9'8" (2.44m x 2.95m). Vinyl flooring, wall mounted towel rail, low level Wc, wash hand basin with mixer taps, one and a half shower cubicle with rainfall effect shower head.

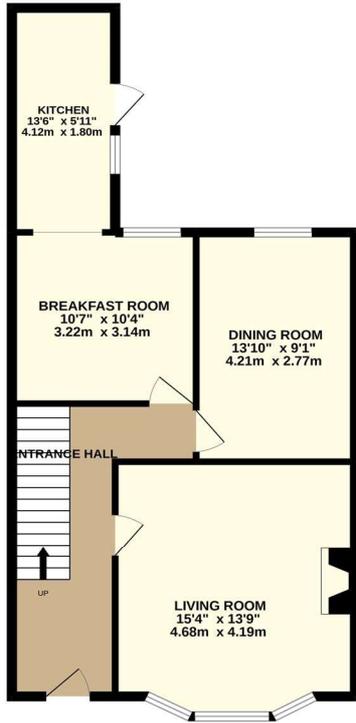
Exterior To the rear the property benefits from an enclosed courtyard which has been laid to both decking and patio.



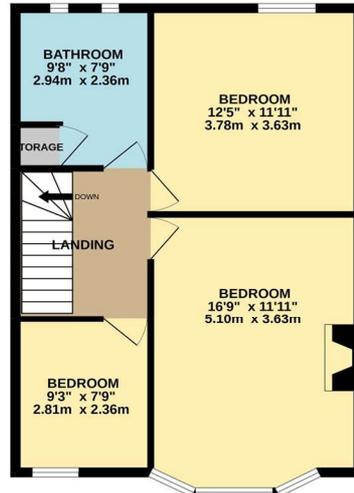
Charges

Council Tax Band:

GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.

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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Disclaimer

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