



Birchmere Row, Pond Road **£700,000 Freehold**

Delightful two storey end of terrace Span House built in the 1980's located in this small development set overlooking the green in Pond Road on the private Cator Estate. In need of modernisation and offering the buyer a great opportunity to create their own contemporary home. Open plan Living and Dining Room, Kitchen, Conservatory, Two double Bedrooms, Bathroom/wc., separate cloakroom, Garage at the rear of the lovely rear garden with additional courtyard.

KERSHAW'S



Entrance

Timber entrance door opening into enclosed entrance porch. Ceramic tiled floor, shelf unit, part glazed door opening into the living room.

Living/Dining Room

Sealed double glazed windows to the front, overlooking a large open green, American style shutters, built in bookcase, two radiators, fireplace.

Sliding pocket door opening onto the kitchen.

Kitchen

Fitted in white units, wall cupboards, base cupboards, drawers, one and a half bowl stainless steel sink unit, Neff gas 4 ring hob, separate Hygena oven and grill, plumbed for a washing machine, wall mounted Potterton boiler, ceramic tiled floor, radiator, half glazed door opening onto the conservatory.

Conservatory

Brick walls on two sides, glazed windows looking to the rear garden, double doors opening onto the side paved courtyard .

First floor landing

Oval window to the side, built-in airing cupboard housing hot water cylinder and airing shelves, large built in storage cupboard, radiator. Loft access.

Bedroom One

Sealed double glazed swivel window overlooking the green, radiator, built in wardrobes across one wall.

Bedroom two

Full height casement window to the rear overlooking the garden, radiator, built in wardrobes.

Bathroom

White suite, bath, basin, W.C, fully tiled in patterned ceramics, radiator.

Cloakroom

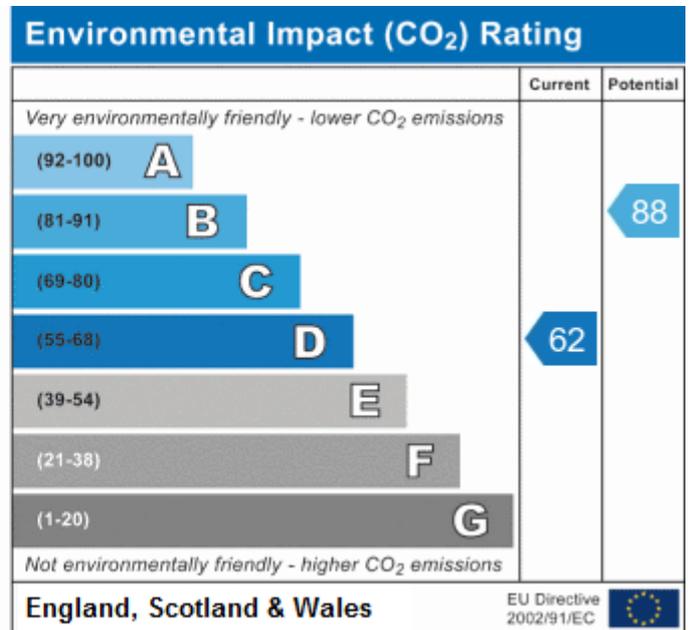
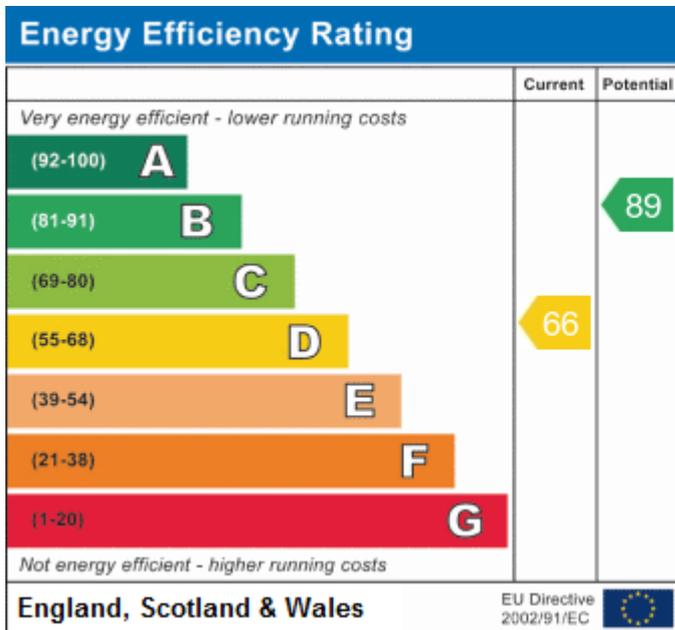
W.C suite, wall mounted wash hand basin, radiator.

Exterior

Pretty enclosed rear garden with added courtyard area with curved brick wall providing a lovely seating area. Gate out to side driveway.

Garage

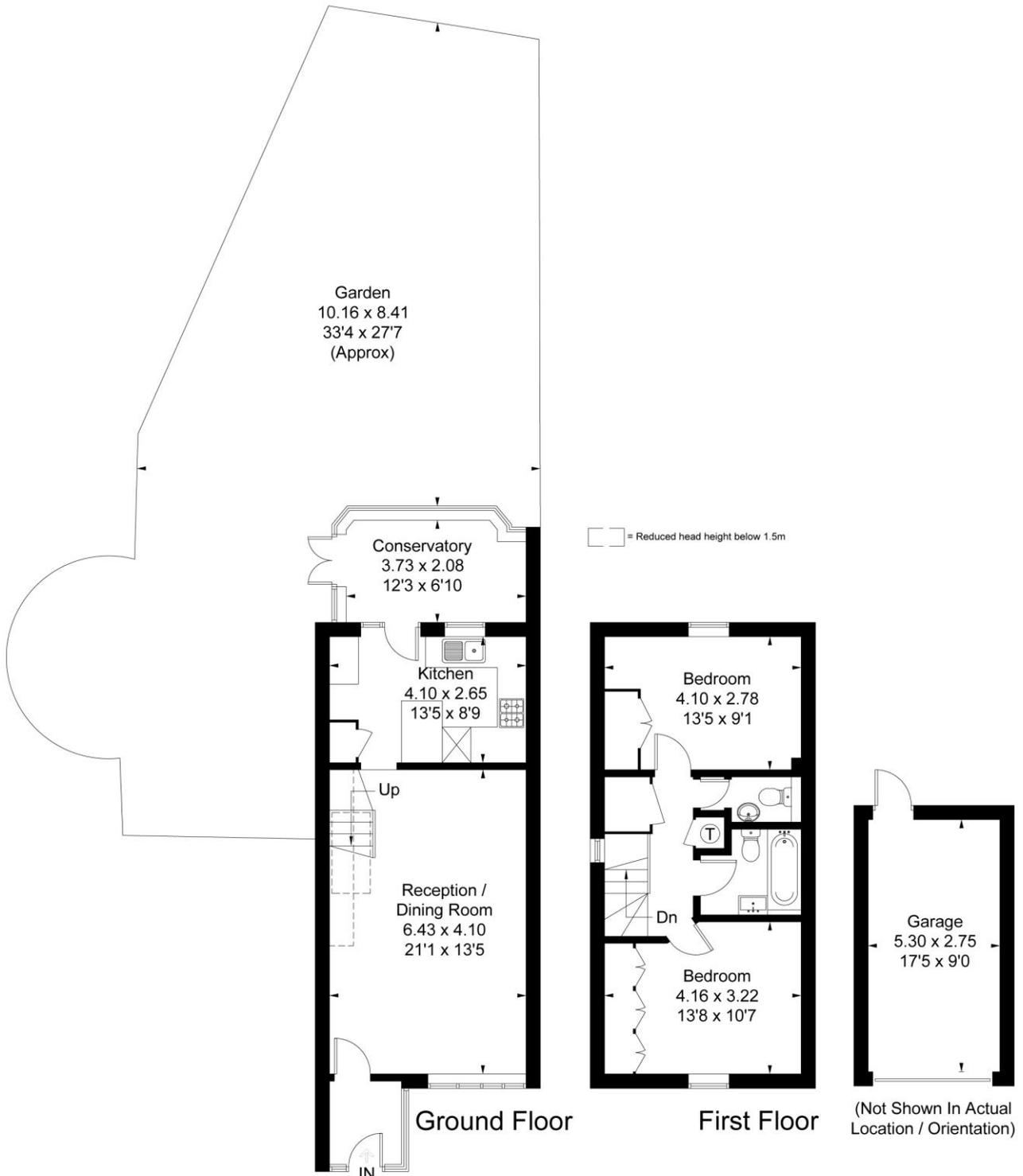
Access from the private drive at the side of Birchmere Row. Access to the garden.



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KERSHAW'S

Approximate Floor Area = 87.9 sq m / 946 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
Garage = 14.6 sq m / 157 sq ft sq ft
Total = 102.5 sq m / 1103 sq ft sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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