

White Lion Park

Malmesbury



LOCKSTONES
ESTATE AGENTS

88 White Lion Park

Guide Price £335,000

Malmesbury

*Semi Detached Home ~ Popular Location ~ Three Bedrooms ~ Cloakroom ~
Enclosed Rear Garden ~ Driveway Parking ~ No Onward Chain ~
Epc Rating: TBC*

Lockstones is proud to present this three bedroom, semi detached family home located on the popular White Lion Park estate.

The accommodation extends to 1016sqft which comprises an entrance porch opening into the hallway, a 20ft living room including a feature fireplace with stone surround, dining room and kitchen which opens into a breakfast area.

On the first floor are three good size bedrooms and the family bathroom. Externally, the enclosed rear garden has been laid to lawn with patio. To the front is driveway parking for numerous vehicles and single garage. Further benefits include solar panels and solar pv water heater which are on a profitable feed in tariff with British Gas earning an additional income of £1500pa.

The property is offered to market with no onward chain.



Entrance Porch

Upvc double glazed entrance porch with brick base and door to side.

Hall

Stairs to first floor. Understairs storage cupboard. Radiator. Doors to:

Living Room

Upvc double glazed window to front. Feature fireplace with inset gas fire and stone surround, television point and wall light points. Two radiators. Doors to:

Dining Room

Upvc double glazed sliding doors to rear. Radiator.

Kitchen Breakfast Room

Upvc double glazed window to rear and door to side. Matching range of wall and base units with worksurface over and matching upstands. Inset one and half bowl sink drainer with mixer tap. Space for dishwasher. Integrated double oven with hob and extractor fan over. Understairs storage cupboard. Tiled flooring.

Utility Area

Upvc double glazed window to side. Space and plumbing for washing machine. Wall unit and worksurface. Tiled flooring. Door to:

Cloakroom

Upvc double glazed window to front. Vanity wash hand basin with splashbacks and w/c. Radiator and tiled flooring.

First Floor

Landing

Upvc double glazed window to front. Airing cupboard. Doors to:



Bedroom One

Upvc double glazed window to front. Range of fitted bedroom furniture with vanity sink and tiled splash backs. Radiator.

Bedroom Two

Upvc double glazed window to rear. Airing cupboard housing combination boiler. Radiator.

Bedroom Three

Upvc double glazed window to front. Radiator.

Family Shower Room

Obscure Upvc double glazed window to rear. Vanity wash hand basin and w/c. Enclosed double shower cubicle with rain head shower over. Linoleum flooring. Half height tiling. Chrome heated towel rail. Extractor fan.

Externally

Rear Garden

Fully enclosed rear garden with timber panel fencing. Laid predominantly to lawn with patio areas. Mature tree and shrub borders to sides.

Front Garden

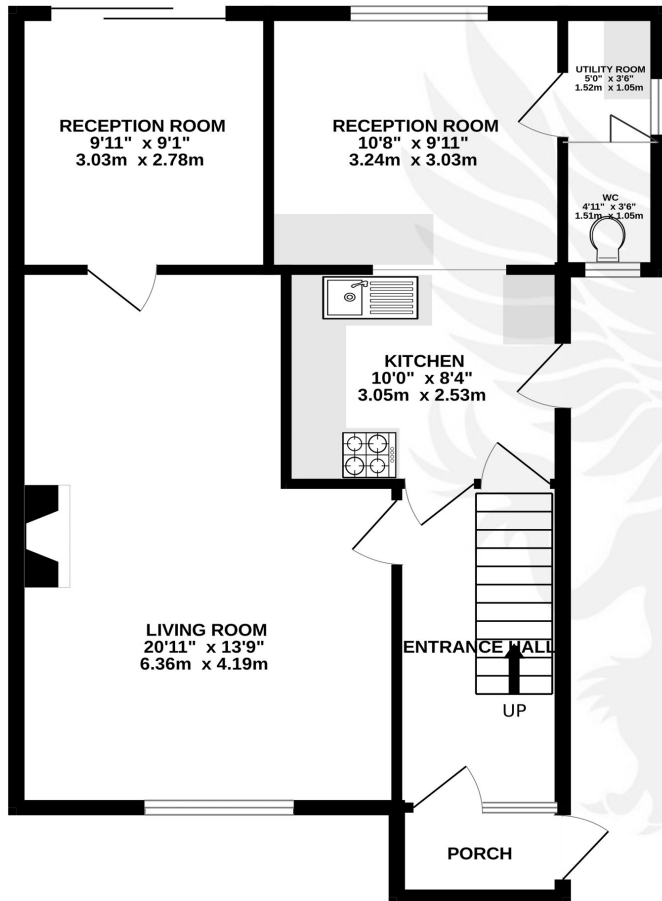
Large area laid to block paving providing parking for numerous vehicles leading to:

Single Garage

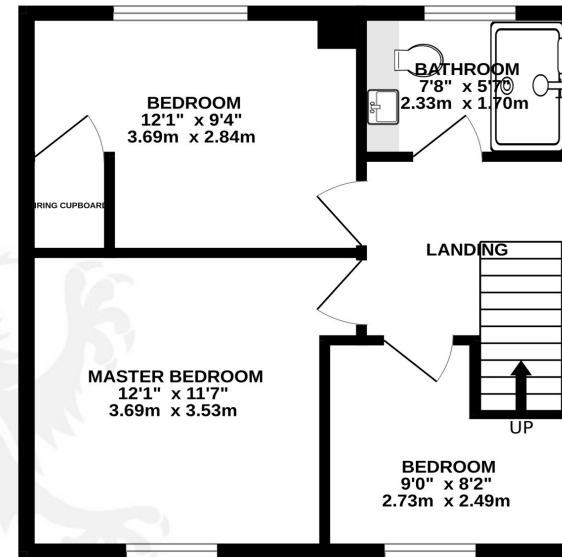
Up and over door. Personal door to side.



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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Viewing Arrangements: Please contact the Malmesbury office on: Tel: 01666 338633

In order to arrange an accompanied viewing on the property.



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