



Carouse
Estate Agents 

NURSERY LANE, FELLING

£79,950





DESCRIPTION

A great starter home located on Nursery Lane, Felling. The property comes very well presented throughout and comes with the benefit of gas central heating and UPVC double glazing. The entrance to the property leads through to the rear facing lounge, beautiful fitted kitchen with appliances, two double bedrooms and a shared yard located to the rear. An internal inspection comes highly recommended.

ENTRANCE HALL

Laminate flooring, central heating radiator, under stairs storage cupboard.

LOUNGE

14' 9" x 12' (4.5m x 3.66m) Located to the rear elevation, central heating radiator, laminate flooring, UPVC window and internal door to the second bedroom.

KITCHEN

14' 9" x 12' (4.5m x 3.66m) Modern white wall and base units with contrasting grey coloured work surfaces with splash backs, stainless steel gas hob and electric oven, UPVC window, integral stainless steel sink unit with mixer tap, plumbing for automatic washing machine, UPVC ceiling with down lights.

INNER HALL

Han d wash basin with mixer tap, vanity sink unit, UPVC window and cladding to the walls.

BATHROOM

7' 2" x 5' (2.18m x 1.52m) Panelled bath with mixer tap, UPVC window, UPVC cladding, towel radiator, extractor fan and low level w.c.

BEDROOM ONE

13' 8" x 12' 9" (4.17m x 3.89m) Laminate flooring, central heating radiator, UPVC window and having a built in wardrobe to one wall.

BEDROOM TWO

14' 9" x 7' 5" (4.5m x 2.26m) Located to the rear and having a UPVC window, central heating radiator and wall mounted central heating boiler.

EXTERNAL

There is a shared yard located to the rear.





DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. 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. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

