

YAMASS 1 INGLEWOOD TERRACE VALE ROAD ST SAMPSONS

Perry's Guide: Page 10D4

Ref: LR1677

TRP 146



PRICE: £345,000

Yamass is a truly immaculate end-of-terrace house conveniently located halfway between Town and the Bridge. Stylishly decorated in neutral colours, the property is ready to move into. Accommodation includes elegant living rooms, a recently fitted kitchen, two bedrooms and a useful 16 foot long attic room. There are two parking spaces to the front and a good-sized, low maintenance rear courtyard. Yamass is a lovely family home in a great location.

SUMMARY OF ACCOMMODATION

Entrance Porch: Lounge: Dining Room: Two Bedrooms: Kitchen: WC: Bathroom: Attic Room: Gardens: Parking

Yamass, 1 Inglewood Terrace, Vale Road, St Sampsons

ACCOMMODATION COMPRISES:

Half glazed uPVC front door opens into:

- Entrance Porch:** Tiled floor. Stairs to first floor. Half glazed door with patterned opaque glass opens into:
- Lounge:** **12'3" x 12'1"**. Window to front. Three rough rendered walls. Electric flame-effect fire. Alcoves to either side with full-height radiators. Arched opening through to:
- Dining Room:** **13' x 9'**. Door to understairs storage. Radiator. Two rough-rendered walls. Doors to:
- Bedroom 2:** **13' x 12'4"(max)**. Window to rear. Window to side. Radiator. Dado rail.
- Kitchen:** **12'8" x 7'8"**. Window to rear. Tiled floor. Fitted in 2008 with a range of light wood base and wall units with granite effect worksurfaces incorporating 1½ bowl stainless steel sink and drainer unit and tiled splashbacks. Integrated Candy appliances include double oven and four ring electric hob, washer/dryer, fridge and freezer and Hotpoint dishwasher. Cupboard housing Vaillant gas-fired central heating boiler.

FIRST FLOOR

- Landing:** **6'6"(max) x 6'**. Split level. Radiator. From the lower level, two steps up to:
- Bedroom 1:** **13' x 11'6"**. Two windows to front. Radiator. Door to internal landing.
- WC:** **5' X 5'**. Window to rear with opaque glass. Door to full-height storage cupboard. Tile effect vinyl floor. WC.
- Bathroom:** **9'2" x 8'**. Window to rear with opaque glass. Radiator. Door to corner storage cupboard. Two piece suite comprising bath with shower over and pedestal wash hand basin with mirror and light/shaver point over. Radiator. Heated towel rail. Tile effect vinyl floor. Partly tiled wall around shower.
- Internal Landing:** **5'4" x 3'**. Window to front. Stairs to second floor.

SECOND FLOOR

- Attic Room:** **16'2" x 10' (into eaves)**. Velux window to rear. Access to understairs storage. **6'** maximum head height. Downlighters. Radiator. Exposed beam.

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EXTERIOR

Front: Parking area with space for two cars, bounded by a high granite wall to one side and a low block built wall with brick capping to the other. A raised paved pathway leads to the front door.

Rear: The kitchen door opens onto a courtyard which is "L"-shaped (**18' x 12' and 5'7"**) and has high granite walls to the rear and to one side and high fencing to the other. This is a secure and low maintenance courtyard with plenty of room for eating out.

SERVICES: Mains electricity, water and drainage. Gas-fired central heating.

PRICE INCLUDES: Carpets, curtains and light fittings as detailed. Appliances as listed.

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

PLEASE NOTE: If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of **CRANFORD ESTATE AGENCY LTD**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORD ESTATE AGENCY LTD**.

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