



SYCAMORE WAY, PENKRIDGE



Ground Floor

Entrance Hall

Enter via a composite/partly double glazed front door and having a central heating radiator, a ceiling light point, vinyl flooring, a carpeted stairway leading to the first floor and a door opening to the lounge.

Lounge

15' 8" x 12' 6" (4.77m x 3.81m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a television aerial point and a door opening to the kitchen/dining room.

Kitchen/Dining Room

10' 6" x 15' 10" (3.20m x 4.82m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a built-under electric oven with a four-burner gas hob, a stainless steel chimney style extraction unit over and a stainless steel splashback behind, a stainless steel, one and a half bowl sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for an upright fridge/freezer, vinyl flooring, a door opening to the downstairs WC and a composite/double glazed door to the rear aspect opening to the garden.

Downstairs WC

Having a WC, a wash hand basin with a mixer tap fitted and a tiled splashback, a ceiling light point, a central heating radiator and vinyl flooring.



First Floor

Landing

Having a ceiling light point, a central heating radiator, access to the loft space, carpeted flooring and doors opening to both bedrooms and the bathroom.

Bedroom One

10' 7" x 15' 11" (3.22m x 4.85m)

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, a door opening to a storage cupboard and carpeted flooring.

Bedroom Two

13' 5" x 8' 11" (4.09m x 2.72m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a fitted wardrobe with sliding mirror doors.

Bathroom

Having an obscured uPVC/double glazed window to the rear aspect a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, vinyl flooring, an extraction unit and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having allocated parking, a wrap-around lawn, a storm-porch over the front entrance, various shrubs and bushes, courtesy lighting and access to the rear of the property via a wooden side gate.

Rear

Having a patio area, a lawn, a planted border, a cold-water tap, courtesy lighting, a shed and access to the front of the property via the wooden side gate.

Agents Notes

Tenure - Leasehold – 123 years remaining,
50% Shared Ownership,
£281.99 monthly rent on remaining share
Service Charge of £55.42 per month

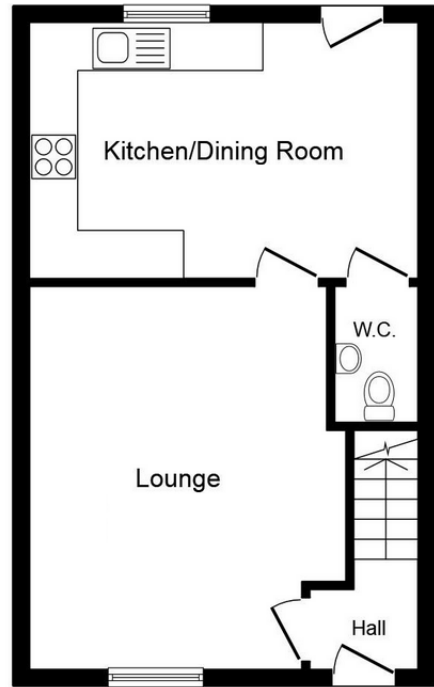




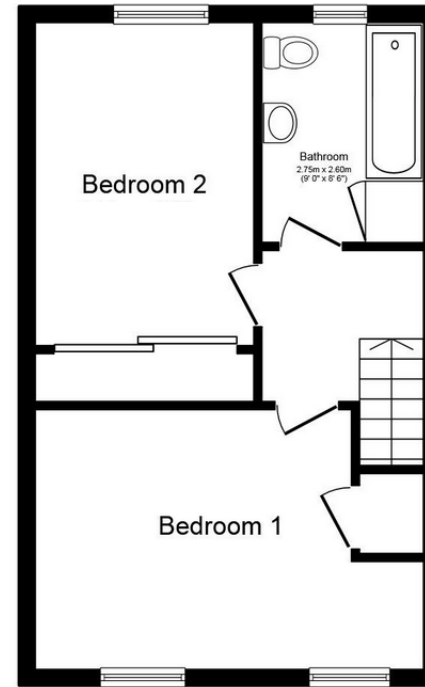


* An immaculately presented home located on a very desirable residential estate *

* 50% Shared Ownership *



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

To view this property please contact Caley & Kulin on:

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View this property online candk.co.uk

Council Tax Band: C

EPC Rating: B

Tenure: Leasehold

Version: CK1899/001



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