



## 47 Columbia Street, Huthwaite

£150,000 Freehold

STYLISHLY STUNNING MID TERRACE HOUSE • STYLISHLY DECORATED • TWO BEDROOMS AND ATTIC ROOM • STUNNING KITCHEN WITH QUARTZ WORK SURFACES • UTILITY ROOM AND DINING ROOM • LOUNGE WITH MEDIA WALL



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**John Sankey**





## How to find the property

### Ground Floor

#### Living Room

12' 2" x 11' 1" (3.71m x 3.38m)

Having a uPVC window and composite door to the front, media unit with cupboards, shelving and lighting, inset television (which is negotiable upon sale), feature electric fireplace included into the media unit and central heating radiator. Door leading to the inner hallway.

#### Inner Hallway

With stairs rising to the first floor and door leading into the kitchen.

#### Kitchen

12' 2" x 11' 9" (3.71m x 3.58m)

Fitted with a modern contemporary range of wall and base units, cupboards and drawers, integrated dishwasher, induction hob, oven and fridge freezer (these are included upon full asking price offer), island incorporating a bin storage and cupboards, quartz work surfaces over, inset sink and oak door leading to the walk in pantry cupboard for optimum storage.

#### Dining Area

11'1" x 5'5" (3.38m x 1.65m)

Flowing from the kitchen this area offer space to dine for four people and central heating radiator. The room benefits from a UPVC double glazed window to the rear aspect and door provides access to the garden.

### First Floor

#### Stairs and Landing

With doors to bedrooms and bathroom.

#### Master Bedroom

15' 7" x 11' 4" (4.75m x 3.45m)

With two uPVC double glazed windows to the front, door to built in storage and radiator.

#### Bedroom No. 2

9' 0" x 7' 5" (2.74m x 2.26m)

Having a uPVC window to the rear and radiator.

#### Bathroom

Having a panelled bath with mains shower over and shower screen, low flush w.c., wash hand basin, chrome heated towel rail and uPVC window to the rear of the property.

### Second Floor

#### Attic Room/Bedroom No. 3

15' 7" x 11' 9" (4.75m x 3.58m)

Having a velux style window, two storage drawers into the eaves and central heating radiator.

## Outside

The front garden is walled and leading to the front door. The rear garden is fully enclosed, laid to lawn with two bricks outbuildings for storage, gated access to shared access leading to the front of the property.

Additional Information:

Tenure: Freehold

Council Tax Band:A

Mobile/Broadband Coverage Checker visit:

[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile &

broadband checker. Potential Buyers are to be aware that there are no planning/building regs for the attic room.

