



**WINDMILL CLOSE, FREEHOLD £435,000 COUNCIL TAX BAND-D EPC-D**

**A WELL PRESENTED 3 BEDROOM END TERRACED HOUSE. IF YOU DESIRE A 'LOCK UP AND GO' IN MAGIC MILFORD, A LOW MAINTENANCE THREE BEDROOM HOME WITH GARAGE AND GARDEN. THIS PROPERTY IS CLOSE TO ALL AMENITIES AND WALKING DISTANCE TO THE SEAFRONT.**



**Winkworth**

for every step...



### **The Approach**

A path leads to a covered entrance porch with block paved step and obscure double glazed front door with outside courtesy light provides access to the: Entrance hallway

Stairs to first floor, landing and accommodation with single Door built in under the stairs storage cupboard, double radiator, built-in cupboard, housing the gas meter, telephone points, doors off to all ground floor accommodation including door to the:

### **Lounge dining room**

Dual aspect room with Georgian style double glazed bay window to the front and further double glazed sliding patio doors at the rear giving access out onto the rear garden, 2 single radiators, television aerial points, feature fireplace with wooden mantle incorporating a real flame gas fire, Power points.

### **Kitchen breakfast room**

Georgian style double glazed window to the rear with adjacent Georgian style double glaze door giving access out onto the rear garden and block paved area, roll edge work surface in part to two walls with a range of base and drawer units below with further matching wall mounted units over , 1 1/2 bowl stainless steel sink and drainer unit inset to the work surface with mono taps above, space and plumbing below for both washing machine and tumble dryer, further space with both gas and electric point for the oven, space for upright fridge freezer, single door built-in storage cupboard, part tiled walls, power points. Stairs from the entrance hallway provides access to the:

### **First floor landing**

Textured ceiling with inset loft hatch giving access via a pull-down ladder to the roof space and storage area, doors off to all first floor accommodation including door to:

### **Bedroom one**

Georgian style double glazed window to the rear, double door built-in wardrobe with both hanging rail and separate storage cupboard above and adjacent single door built-in airing cupboard housing the Worcester gas heating and hot water boiler, fitted vanity wash hand basin with double cupboard below, single radiator, power points.

### **Bedroom two**

Georgian style double glazed window to the front, single radiator, power points.

### **Bedroom three**

Georgian style double glazed window to the front, single door built-in cupboard with hanging rail and separate storage space over, single radiator, power points.

### **Family shower room**

Obscure Georgian style double glazed window to the rear, matching suite comprising of low-level WC, vanity wash hand basin with mono taps over and fitted double cupboard below and walk-in shower cubicle with wall mounted handheld shower, wall mounted ladder, style, radiator, tiling to all visible wall space.

### **Outside**

The front of the property is accessed via a concrete path and has been laid to lawn to both sides, while surrounded by earth dug borders, containing an array of mature shrubs and bushes.

### **Rear garden**

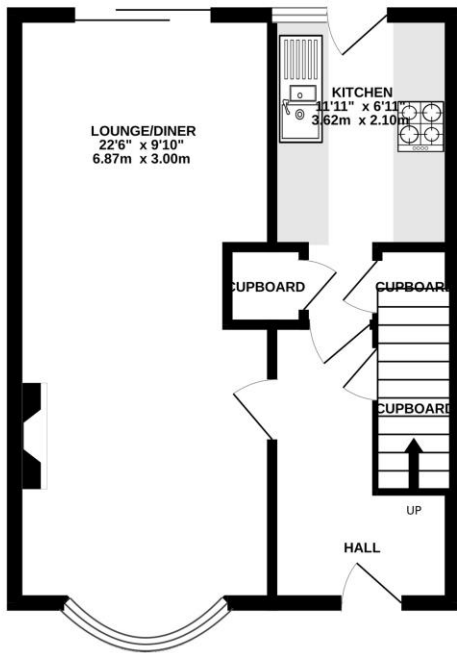
The rear garden is a particular feature of the property and is enclosed to both sides and rear in part by timber fencing and brick walling. There is a block paved patio directly to the back of the property and it continues via a pedestrian path to the rear garden and pedestrian gate giving access out onto the back of Windmill close. The garden has been laid again to lawn while surrounded by Earth dog borders containing an array of mature shrubs and bushes. There's a further hard standing area with wooden shed, outside lighting and cold, water tap.

### **Garage**

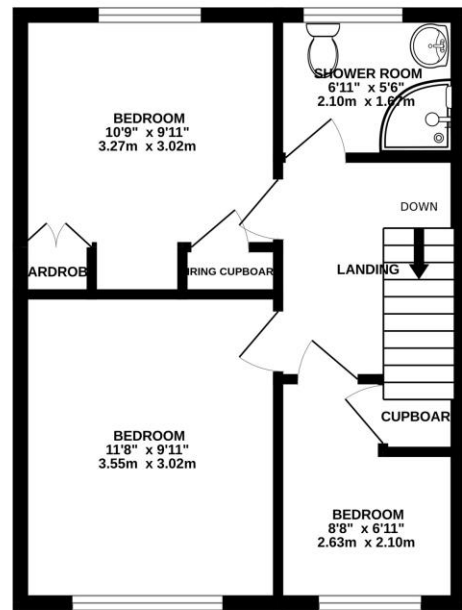
The Garage is located opposite the property in a small block and is accessed by an up and over door, there is ample parking and turning.



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



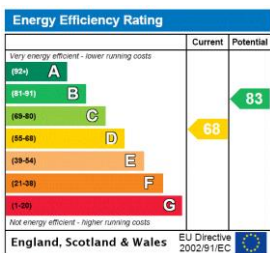
1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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Property Ref: **MOS230113**

Heating: **Worcester Boiler**

Water Supplier: **Southern Water**

Broadband: **For supplier and speed we refer to Ofcom**

Coastal Erosion Management in your area- **Gov.uk**

Shown were correct at the time of printing



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