



## DEANS COURT, OIRO £575,000, FREEHOLD

A WELL-PRESENTED, EXTENDED AND MODERNISED THREE-BEDROOM TOWN HOUSE, ONE ENSUITE, SITUATED IN THIS POPULAR PART OF MILFORD ON SEA, WITHIN EASY REACH OF THE SHOPS AND LOCAL AMENITIES IN THE VILLAGE AND TO THE SEA FRONT. WITH MODERN ACCOMMODATION AND AN EASTERLY FACING REAR GARDEN THIS LOVELY HOME IS OFFERED FOR SALE WITH VACANT POSSESSION.

Winkworth



## DESCRIPTION

### APPROACH:

The property is approached by a patio walkway with tiled step, a wooden front door with spy hole giving access to the:

### ENTRANCE HALLWAY:

Ceiling light point, double radiator, power points and carpet flooring. There is an under stairs storage cupboard housing the electric fuse board and providing additional storage. A wooden door giving access to the:

### CLOAKROOM:

Low level WC, vanity wash basin with mono taps over and low level storage cupboard below, part tiled walls, tiled flooring, ceiling light point.

Entrance hallway leading to the:

### LIVING ROOM:

Two double glazed windows to the front with wall mounted light points, carpet flooring, television, aerial points and power points. Square archway leading to the:

### DINNING ROOM:

Double radiator, carpet flooring, wall mounted light points, power points, kitchen hatch. French style doors leading to the:

### CONSERVATORY:

Substantial sized room with two double radiators, power points, tiled flooring. Double glazed French style doors leading to the rear garden. Part double glazed single door giving access to the:

### KITCHEN:

A range of base and draw units with matching wall mounted base units, one housing the Worcester Gas Boiler, work surface in part to three walls, Four ring Neff gas hob with extractor over. Fitted double oven, 1 1/2 bowl sink and drainer unit with mono tap over. There is space for dishwasher and washing machine and also space for fridge and freezer, tiled flooring, tiling in part to three walls, power points, light points.

Stairs leading to all first floor accommodation:

### FIRST FLOOR LANDING:

Access to the bordered loft with pull down hatch, ceiling light point, power point, cupboard housing the hot water cylinder. Wooden door to the:

### PRINCIPAL BEDROOM:

Double glazed window to the rear, two fitted double wardrobes, double radiator, carpet flooring, ceiling light point, power points. Door to the:

### PRINCIPAL ENSUITE SHOWER ROOM:

Shower room with a walk in double shower, low level WC with concealed cistern and matching vanity wash hand basin with mono tap over, wall mounted cupboard with light, fully tiled walls, tiled flooring, ladder style radiator, ceiling spotlight points.

### BEDROOM TWO:

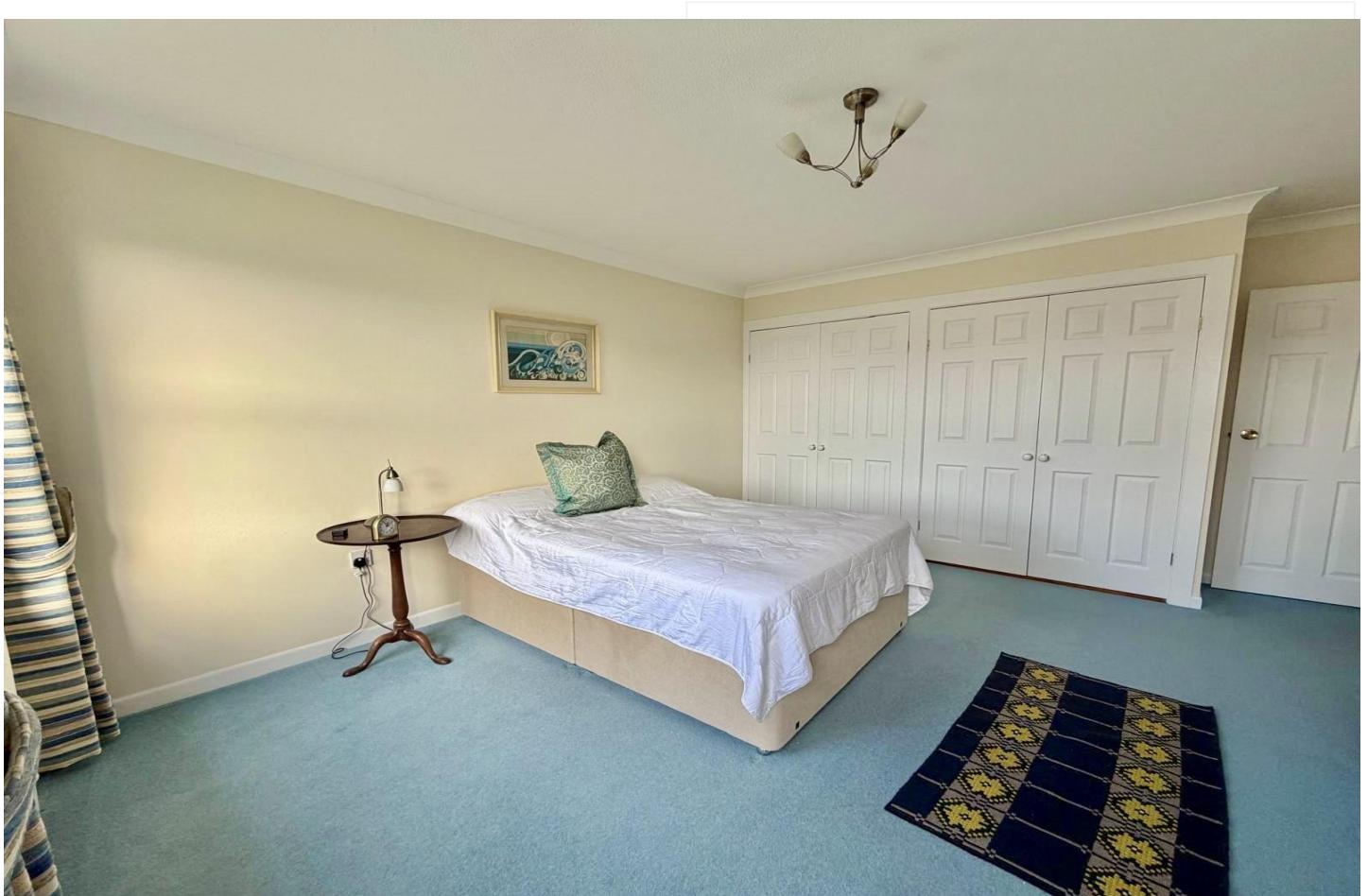
Two double glazed windows to the front, two fitted double wardrobes, two radiator points, carpet flooring, power points, ceiling light points.

### BEDROOM THREE:

Double glazed window to the front, single fitted wardrobe/storage cupboard, single radiator, ceiling light point, carpet flooring, power points.

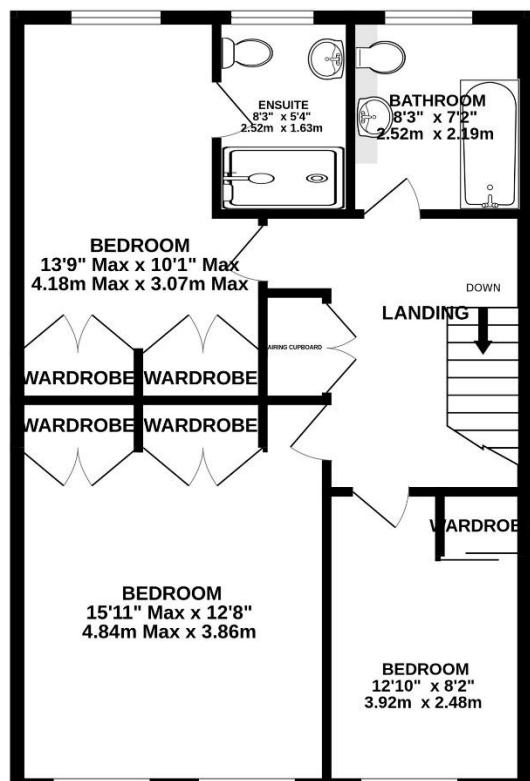
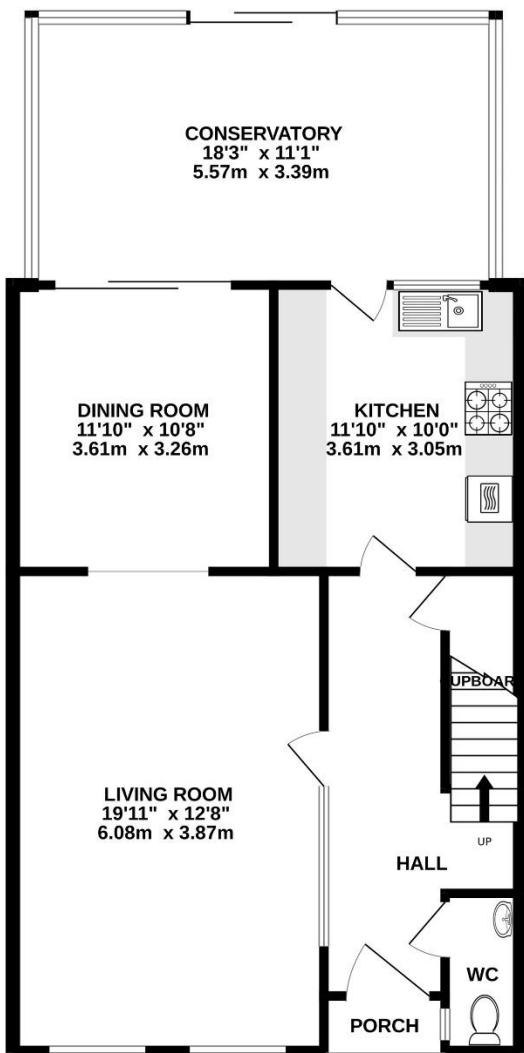
### FAMILY BATHROOM:

An obscure double glazed window to the rear, low level WC with wash hand basin with storage cupboards below marble work surface in part to one wall, Jacuzzi style bath, fully tiled walls, tiled flooring, ladder style radiator, ceiling spotlight points.



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, the 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS250065

Council Tax Band: E

Electricity Supplier: Scottish and Southern

Heating: Worcester Gas Heating

Water/Sewage Supplier: Mains Sewage

Broadband: For supplier and speed we refer to Ofcom.

What3words: bronze.escapades.calculating

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All shown were correct at the time of printing.

Winkworth