



## 22 Francis Street | Fleur De Lis | Blackwood | NP12 3RX

NO ONWARD CHAIN \* FULL RENOVATION \* NEW MAIN ROOF AND EXT ROOF \* FULL REWIRE \* FULL NEW HEATING SYSTEM \* STUNNING KITCHEN WITH APPLIANCES \* STYLISH BATHROOM SUITE \* OPEN PLAN LOUNGE WITH HERRINGBONE FLOORING \* THREE BEDROOMS. Drop your furniture into this extensively modernised home!

## Asking Price Of £150,000

- New roof
- Fully renovated
- Full rewire
- New heating system
- Stunning kitchen



## Property Description

### HALL

10' 2" x 3' 2" (3.12m x 0.98m) Doors to lounge/diner and under stairs storage cupboard. Radiator.

### LOUNGE/DINER

22' 2" x 13' 5" (6.78m x 4.10m) Spacious, open plan, lounge/diner. Stunning herringbone wood flooring. French doors to rear garden. Two radiators. Stairs to first floor. Door to kitchen.

### KITCHEN

14' 8" x 8' 7" (4.48m x 2.62m) Beautiful kitchen fitted with gloss wall & base units. Marble effect work surfaces with inset sink & drainer. Integrated fridge/freezer, oven, hob & extractor. Herringbone wood flooring. Breakfast bar seating for 2-3 stools. Radiator. Spotlighting. Door to rear hall.

### REAR HALL

8' 7" x 2' 8" (2.62m x 0.82m) Doors to rear garden, bathroom and cupboard with plumbing and space for washing machine and dryer.

### BATHROOM

8' 7" x 5' 4" (2.62m x 1.65m) Beautiful bathroom fitted with bath tub, shower over, WC & wash basin. Herringbone flooring. Designer radiator. Two Windows.

### TO THE FIRST FLOOR

### LANDING

Doors to three bedrooms. Loft hatch.

### BEDROOM ONE

12' 11" x 8' 4" (3.96m x 2.55m) Double bedroom. Carpeted floor. Window to rear. Radiator. Fitted with brand new combi boiler.

### BEDROOM TWO

10' 5" x 7' 6" (3.18m x 2.31m) Double bedroom. Carpeted floor. Window to front. Radiator.

### BEDROOM THREE

10' 5" x 7' 11" (3.18m x 2.43m) Double bedroom. Carpeted floor. Window to front. Radiator.

### WC

3' 11" x 2' 8" (1.20m x 0.82m) Fitted with saniflow WC and wash basin. Spotlighting.

### TO THE OUTSIDE

### TO THE REAR

Small courtyard area.

New roof on main property and new roof on kitchen extension.



New heating system and boiler

Fully rewired

New windows and doors throughout (except patio doors)

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements