



31 Indells AL10 9JA  
Guide Price £325,000



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Guide Price £325.000-£335.000

Chain free three bedroom family home requiring modernisation, overlooking a green to the front, with potential for private driveway to the front (Stpp)

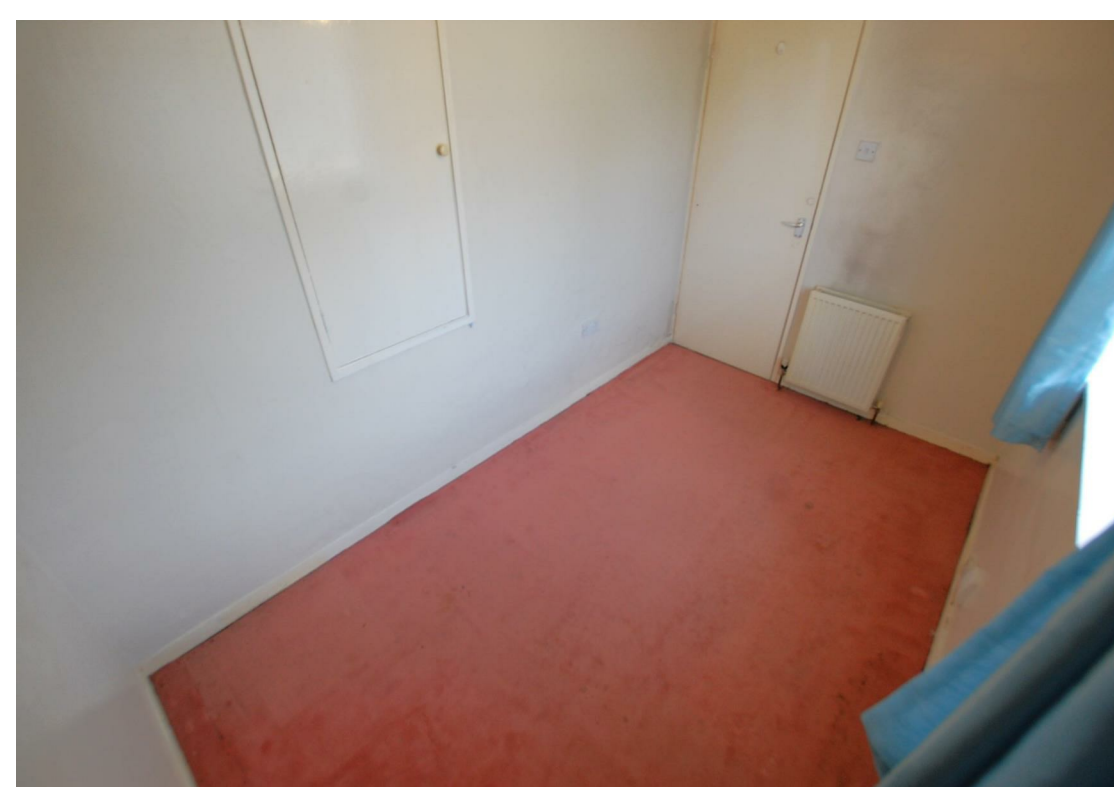
The property briefly comprises of entrance hall, living room with doors to rear garden, study with door to rear garden, fitted kitchen, three first floor bedrooms and a bathroom with separate wc. The house has gas radiator central heating and modern double glazing.

Outside there are well established gardens to both the front and rear, the front offers potential for a driveway (Stpp) as other have in the road











#### Entrance Hall

Double glazed window to front, radiator, low level storage cupboard, doors to:

#### Fitted Kitchen

6'7" x 14'7"

Fitted range of wall and base units, complimentary work surfaces and tiled splash backs, inset one and a half bowl stainless steel sink/drainage with mixer tap, space for cooker with extractor hood over, space for fridge and washing machine, tiled floor, radiator, larder cupboard, wall mounted gas fired boiler, double glazed window to front, opening to:

#### Living Room

14'0" x 14'1" max

Double glazed sliding patio doors leading to the rear garden, stairs to first floor with cupboard under, radiator.

#### Study

11'0" x 5'3"

Double glazed door with wing window leading to the rear garden.

#### Landing

Built in cupboard, doors to:

#### Bedroom One

11'7" x 11'7"

Double glazed window to rear, radiator, built in cupboard.

#### Bedroom Two

6'7" x 11'6"

Double glazed window to front, radiator, bulkhead cupboard.

#### Bedroom Three

11'6" x 7'4"

Double glazed window to rear, radiator, built in cupboard.

#### Bathroom

Panel enclosed bath with electric shower over, wash hand basin, complimentary wall tiling, radiator, double glazed window to front.

#### Separate Wc

Wc, double glazed window to front, wood effect flooring.

#### Front Garden

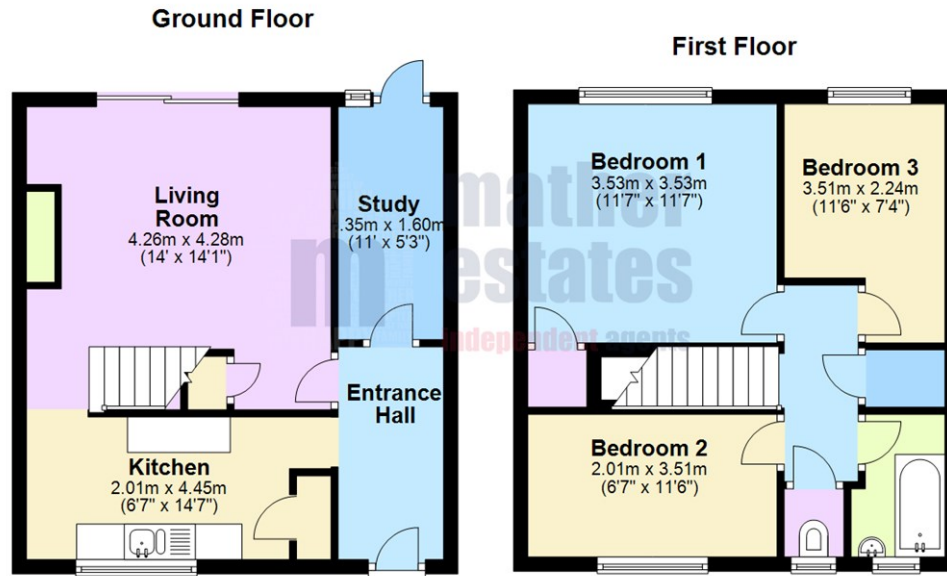
Well established garden with lawn, mature flower beds, shrubs and evergreens, steps and path to front door.

#### Rear Garden

A mature well established garden with a patio area to the immediate rear, two feature ponds, mature flowers, shrubs and evergreens, timber sheds.

#### Private Driveway

Potential for a private driveway as others have in the road, subject to usual consent.



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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4. Potential buyers are advised to recheck the measurements before committing to any expense.
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6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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