



10 Gower Road, Richmond

Offers in the region of £194,995

Forming part of this highly regarded development which borders Richmond Golf Club, this three bedroomed semi detached house has been extended to provide well planned living accommodation that benefits from views to the rear over Richmond. Offered CHAIN FREE.

Entrance Lobby - Hallway – Living Room – Breakfast Kitchen – Garden Room – Utility – Three Bedrooms – Bathroom – Gardens – Driveway Parking.

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Very nicely presented throughout, and being located in this very popular location, this two bedroomed property will appeal to a range of buyers. Featuring two reception rooms, two double bedrooms and having the benefit of both generous off street parking and a garage, an early inspection is highly recommended.

Entrance Lobby:

Having a window to the front and door to the hall.

Hall:

With radiator, stairs to the first floor and door to the living room.

Living Room:

4.20m x 3.43m

Having a window to the front elevation, laminate flooring, a TV aerial point and door to the kitchen.



Kitchen/Breakfast Room:

4.75m x 2.90m

A good space which provides space for more informal dining. The kitchen is fitted with a range of wall and base units. There is an electric hob and a gas hob, plumbing for a dishwasher, and space for a fridge freezer. There is a door to the utility area and an archway which leads to the garden room.



Garden Room:

3.96m x 2.95m

An additional living area which has French doors that opens onto the patio area and garden. There is a window and recessed ceiling lighting.



Utility:

Originally the garage, the current owner has adapted the room to be a useful utility area. There is plumbing for a washing machine and a window to the rear. The room could easily be returned to a garage if desired.

First Floor Landing:

With loft access.

Bedroom 1:

3.91m x 2.82m

A double bedroom with radiator and a window to the front of the property.



Additional Information

The postcode is DL10 4TZ and we are advised that the Council Tax Band is C.

The gas central heating boiler is located in the Utility Area.

Photographs taken July 2016.

Bedroom 2:

3.15m x 2.87m

A double bedroom with radiator and a window with views over Richmond.

Bedroom 3:

2.57m x 1.78m

With radiator and a window to the front of the property.

Bathroom:

Fitted with a panelled bath, a WC and a wash hand basin. There is a window and a heated towel rail.

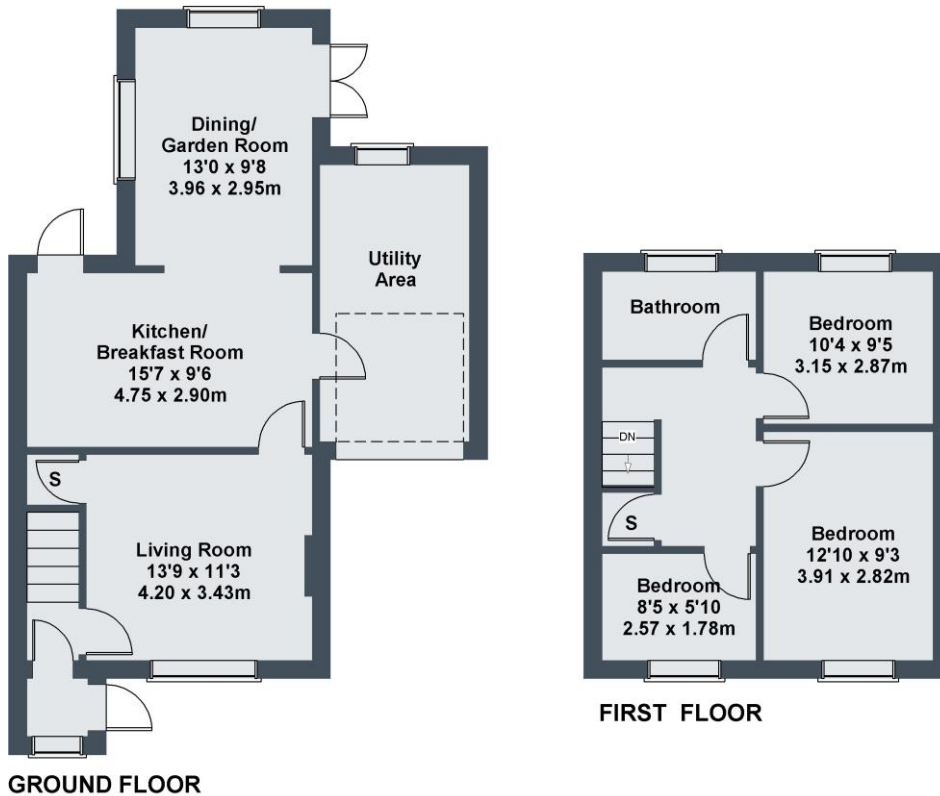
External

To the front the property sits behind a lawned garden and a block paved driveway.

The South facing rear garden is lawned with well planted borders and a patio area.



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.