

## 25 Common Road, Ingrave - CM13 3QL

£650,000 Freehold

This deceptively spacious four-bedroom semi-detached family home is offered with the benefit of NO ONWARD CHAIN, providing a wonderful opportunity for a swift and stress-free move. As the home is unfurnished, we have incorporated virtual images to give an idea of how each space could look and its potential.

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D

**tyler estates**

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## Entrance Hall

## Lounge

14' 4" x 12' 5" (4.37m x 3.79m)

## Open Plan Kitchen / Dining / Living Room

19' 7" x 25' 9" (5.97m x 7.85m)

## Cloakroom

## Attached Garage incorporating Utility Area

Accessed from a small lobby from the kitchen, this useful area incorporates a utility area with a sink and plumbing for washing machine with space for other utilities. There is ample storage area with doors opening to the drive at the front of the property.

## Landing

## Bedroom Two

12' 8" x 8' 7" (3.86m x 2.62m)

## Bedroom Three

11' 2" x 11' 2" (3.40m x 3.40m)

## Bedroom Four

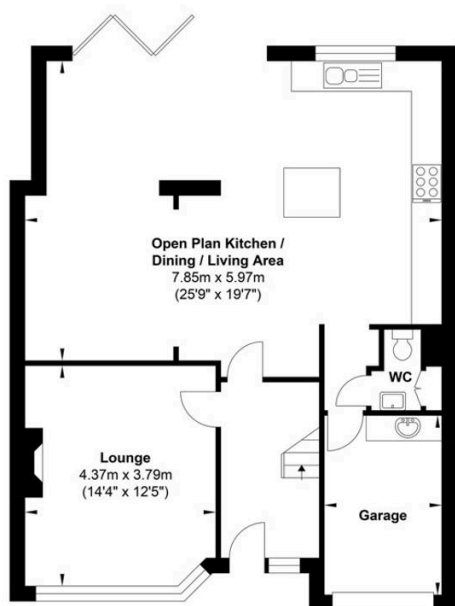
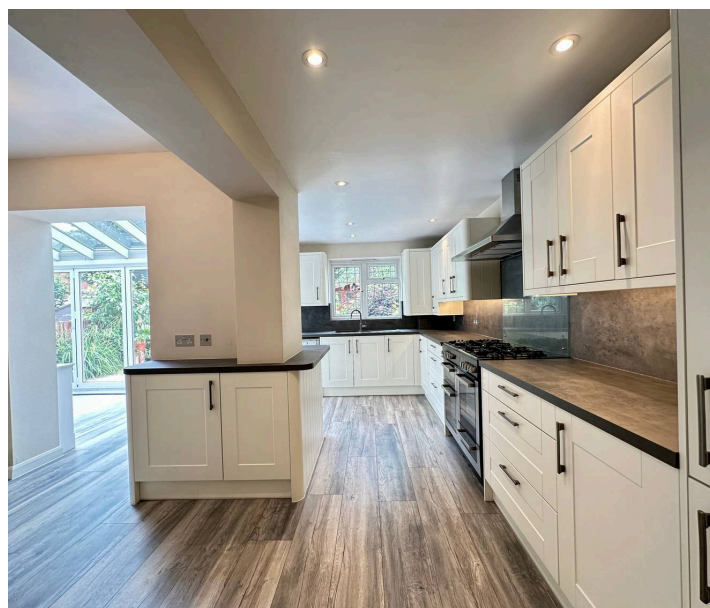
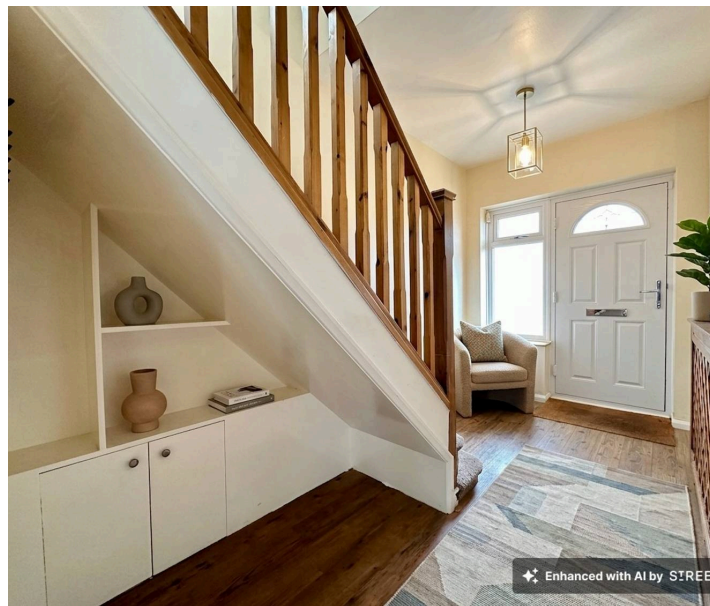
8' 10" x 8' 7" (2.69m x 2.62m)

## Family Bathroom

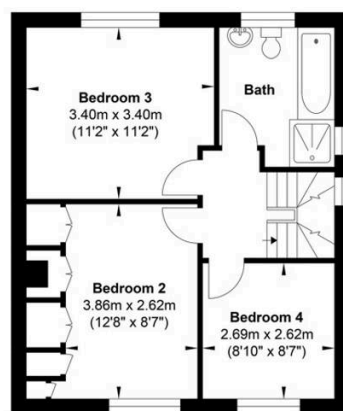
## Bedroom One (Second Floor)

15' 8" x 10' 6" (4.78m x 3.20m)

## En-suite



Ground Floor



First Floor



Second Floor

Gross Internal Floor Area : 144.3 m2 ... 1553 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.