



2 LESSUDDEN PARK

ST. BOSWELLS TD6 0BN

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- VESTIBULE
- HALL
- LIVINGROOM
- DINING KITCHEN
- REAR VESTIBULE
- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- DETACHED GARAGE

GARAGE:

Wrought iron gates at the front open into a gravelled driveway leading to a detached garage with up and over door as well as a range of storage shelving.

GARDENS:

The property has a lovely enclosed garden with neatly tended lawn, paved patio area, colourful flower beds and a vegetable garden beyond the garage. A paved path at the side with wrought iron gate leads to the rear garden which is fully enclosed and paved for ease of maintenance. There is a garden shed, greenhouse, rotary drier and an outside tap.

GENERAL:

2 Lessudden Park is a desirable property situated in a quiet residential area on the edge of the Village but within walking distance of all amenities. The property benefits from gas central heating and is fully double glazed.

SERVICES:

Mains water, drainage, gas and electricity.

FIXTURES & FITTINGS:

All fitted carpets, flooring, curtains and blinds are included.

BURDENS:

Council Tax – Band B EPC Rating – C71

VIEWING:

Strictly by appointment through the selling agents.

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.

