

# 35 St Catherine Street, SA31 3DY



**£110,000 Freehold**





## The Features...

- ⌘ Central Heating
- ⌘ 3 Bedroom


## Accommodation...


- ⌘ **Living room** (4.52m ( 14'10" ) x 2.98m ( 9'10" ))  
Entrance via UPVC front door. Double glazed window to fore. Laminate floor. Feature fire place. Gas fire. Textured ceilings. Dado rail. Opening to dining room.
- ⌘ **Dining room** (4.52m ( 14'10" ) x 3.36m ( 11'1" ))  
Open staircase to first floor. Laminate flooring. Radiator. Double glazed UPVC window to rear. Understairs cupboard. Gas meter boxed in. Recess with shelving. Opening to living room and kitchen.
- ⌘ **Kitchen** (2.21m ( 7'4" ) x 3.03m ( 10'0" ))  
"Glow worm" combi boiler. Gas hob. Electric oven. UPVC door leading to small gravel area. UPVC window to side. Stainless steel 1.5 sink. Tiled floor. Part tiled walls. Splashback. Range of base and eye level units. Skimmed ceilings. Extractor. Spot lighting. Plumbing for a washing machine. Stainless steel extractor hood.
- ⌘ **Landing** (2.07m ( 6'10" ) x 4.09m ( 13'6" ))  
Carpeted floor. Doors to bathroom and bedrooms 1, 2 & 3. Textured ceiling. Access to loft space. Stairs down to dining room. Airing cupboard. Radiator. UPVC double glazed window.
- ⌘ **Bedroom 1** (2.47m ( 8'2" ) x 3.80m ( 12'6" ))  
Wooden Door. Access to landing. Carpeted floor. Radiator. Window to fore. Coved ceilings.
- ⌘ **Bedroom 2** (2.72m ( 9'0" ) x 2.59m ( 8'6" ))  
Wooden door. Access to landing. UPVC double glazed window to rear. Radiator. Carpeted floor. Textured ceilings.
- ⌘ **Bedroom 3** (1.89m ( 6'3" ) x 2.81m ( 9'3" ))  
Wooden door. Access to landing. UPVC double glazed window to fore. Skimmed ceiling with coving. Radiator. Carpeted floor.
- ⌘ **Bathroom** (2.44m ( 8'1" ) x 2.75m ( 9'1" ))  
Part glazed wooden door. Access to landing. Chrome towel radiator. Wooden flooring. Bath with glass shower screen and electric shower over. WC. Wash hand basin. Part tiled walls. Extractor fan.
- ⌘ **Externally** ( )  
Off road parking to the rear. Access to the property via front and side. Gravel courtyard area.



# The Property...



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Please note - These property details in no way constitute an offer of contract. Floor plans, virtual tours, measurements, aerial photographs and videos are approximate/for guide purposes only and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Sales & Commercial Ltd and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs/videos/virtual tours may depict items which are not included in the sale of the property.

