

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



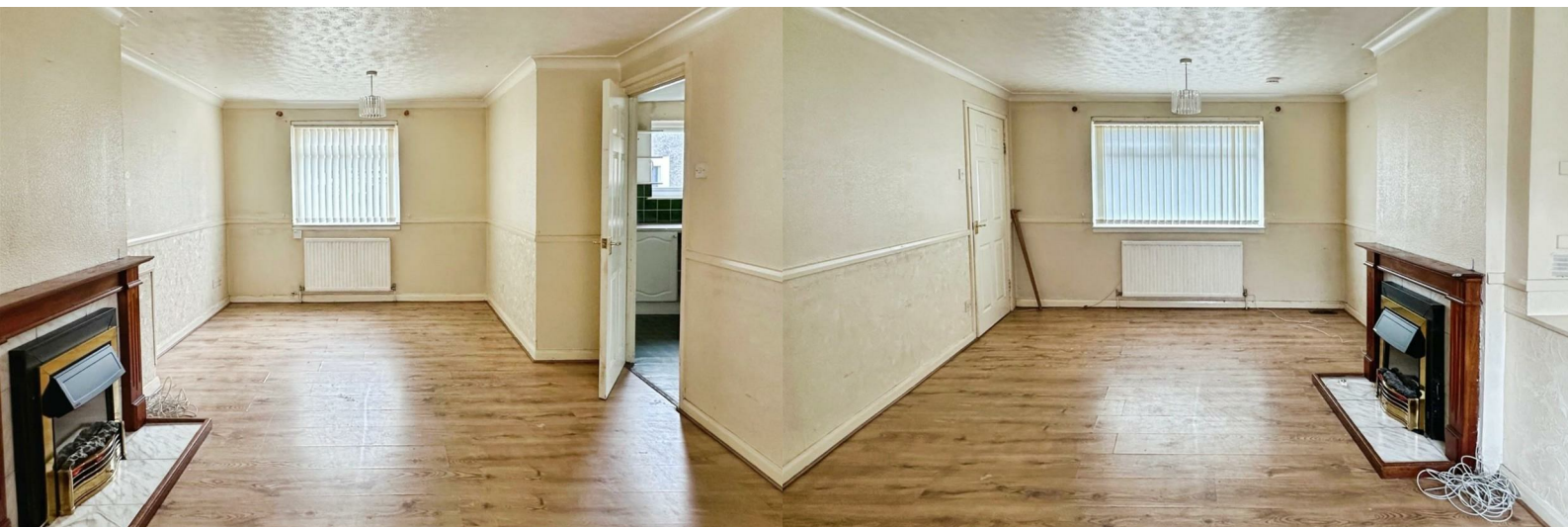
## Bensmoor Road

Springfield, Gretna, DG16 5EE

Offers Over £80,000



Council Tax: B



# 2 Bensmoor Road

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## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living/dining room, stairs to the first floor landing, and a radiator.

### LIVING/DINING ROOM

18'5" x 11'6" (5.61m x 3.51m)

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, fireplace with electric fire, and an internal door to the kitchen. Measurements to the maximum points.

### KITCHEN

9'6" x 8'4" (2.90m x 2.54m)

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, under-stairs cupboard, internal door to the reception two, and a double glazed window to the rear aspect. Measurements to the maximum points.

### RECEPTION TWO

10'9" x 9'7" (3.28m x 2.92m)

Two double glazed windows to the rear aspect, double glazed patio doors to the side garden, radiator, and an internal door to the bedroom three.

### BEDROOM THREE

10'10" x 7'10" (3.30m x 2.39m)

Double glazed window to the front aspect, and a radiator.

## FIRST FLOOR:

## LANDING

Stairs up from the ground floor entrance hall, internal doors to two bedrooms and bathroom, and a loft-access point.

### BEDROOM ONE

15'1" x 8'10" (4.60m x 2.69m)

Double glazed window to the front aspect, radiator, and an over-stairs store with wall-mounted gas boiler.

### BEDROOM TWO

11'9" x 9'5" (3.58m x 2.87m)

Double glazed window to the rear aspect, radiator, and a built-in cupboard. Measurements to the maximum points.

### BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

Three piece suite comprising a WC, pedestal wash basin, and bath with electric shower over. Fully-tiled walls, radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a generous gravelled garden area, which could be adapted to become dedicated off-road parking subject to permissions and the kerb being dropped. Additionally, a lawned garden extends from the front to the side of the property.

### Side & Rear Gardens:

To the side of the property is a large patio with direct access from reception two via patio doors, with a further lawned garden area extending to the rear of the property.

Tel: 01387 245898

### WHAT3WORDS:

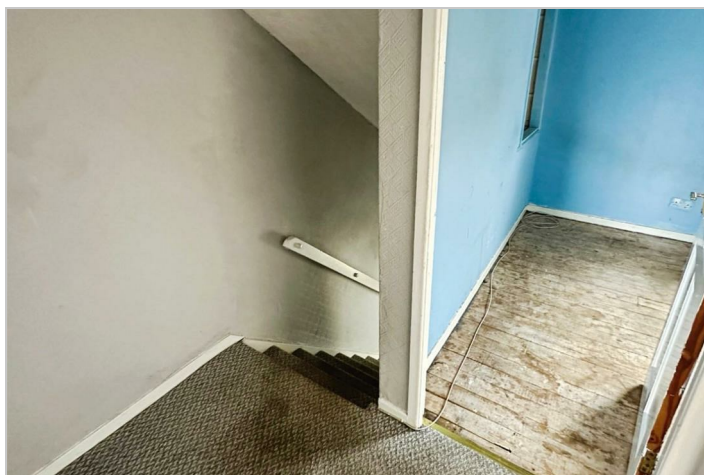
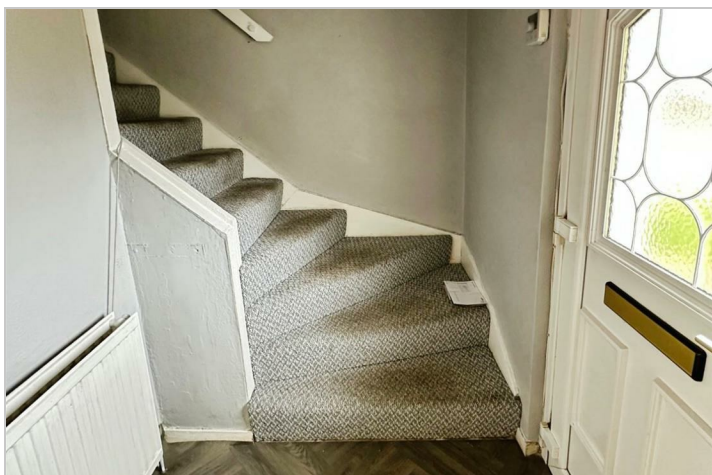
For the location of this property, please visit the What3Words App and enter - unfocused.pint.closets

### AML DISCLOSURE:

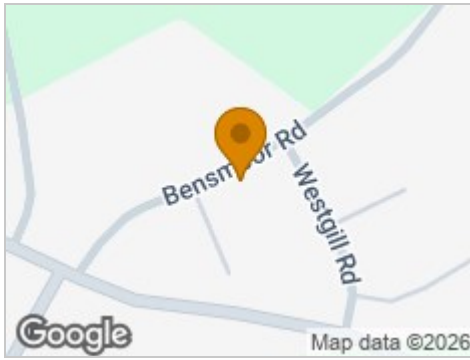
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### HOME REPORT:

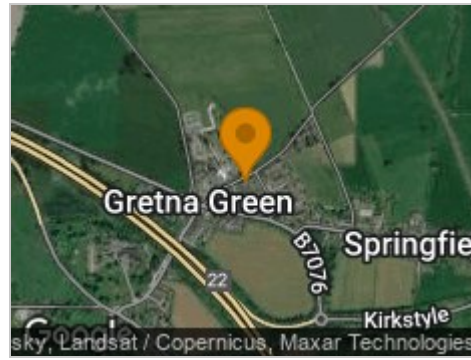
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



## Road Map



## Hybrid Map



## Terrain Map



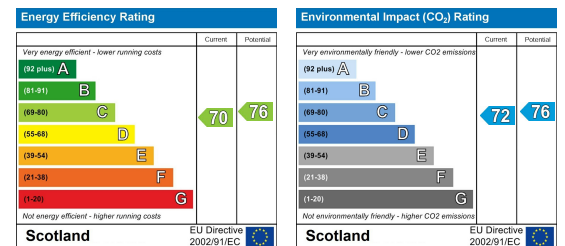
## Floor Plan



## Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.