



The Coach House Hampton Court St. Johns Road

Buxton, SK17 6TL

£219,500



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Tenure Leasehold - Share of Freehold **Council Tax Band** D



***NO CHAIN *VIEWING ADVISED ***

An individual two storey home that has recently been re-decorated and re-carpeted and offers well presented two bedroom accommodation with the benefit of gas central heating and double glazing. Offered for sale with no onward chain, The Coach House forms part of The Hampton Court development and is situated within easy reach of the town Centre, The Pavilion Gardens and local amenities. There are communal grounds with formal gardens and two allocated parking spaces . Viewing is highly recommended.

DIRECTIONS:

From our Buxton office, turn right and bear left at the roundabout. Turn left into St Johns Road and follow the road for a short while where Hampton Court can be found on the right hand side. Our For Sale board has been erected at the entrance. The Coach House is located behind Southwood and is clearly signposted.

GROUND FLOOR

Entrance Hall

Frosted glazed entrance door, built in cupboard, single radiator and stairs to first floor with spindled handrail.

Wc

Fitted with a white suite comprising pedestal wash basin with tiled splashback and low level wc. Single radiator, Greenwood Airvac extractor and tile effect flooring.

Lounge

15'5" x 15'1" (4.70m x 4.60m)

Two double radiators, telephone point, television aerial point and two double glazed sash windows.

Dining Kitchen

15'9" x 11'5" (4.80m x 3.48m)

Fitted with a range of base and wall mounted cupboards and work surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Tiled flooring, double radiator, plumbing for washing machine, integrated dishwasher, Lamona electric oven, Lamona four ring gas hob and extractor. Cupboard housing Ideal boiler. Double glazed windows and double glazed door to communal gardens.

FIRST FLOOR

Landing

With part sloping ceiling. Spindled handrail, single radiator and double glazed sash window with views to the communal gardens.

Bedroom One

15'1" x 9'7" (4.60m x 2.92m)

With part sloping ceiling. Double radiator, television aerial point and double glazed Velux window.

Bedroom Two

With part sloping ceiling. With double glazed sash window with views to the communal gardens. Double radiator and double glazed Velux window.

Bathroom

With part sloping ceiling. With part tiled walls and fitted with a white suite comprising panel bath with

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shower screen and Grohe shower over, pedestal wash basin and low level wc. Greenwood Airvac extractor, wall light with shaver point, tile effect flooring and double glazed frosted sash window with tiled sill.

OUTSIDE

Communal Grounds

Hampton Court stands in communal grounds with access from St Johns Road and Park Road. There are formal gardens with a selection of plants, trees and shrubs.

Allocated Parking

There is two allocated parking spaces for The Coach House, numbered as 6 Hampton Court.



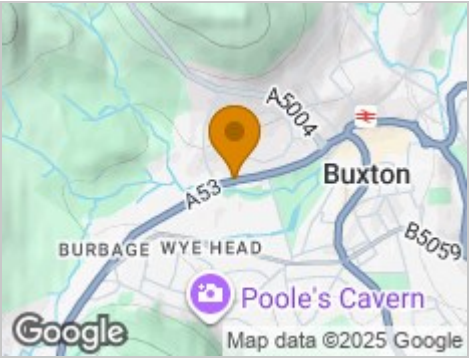
Road Map



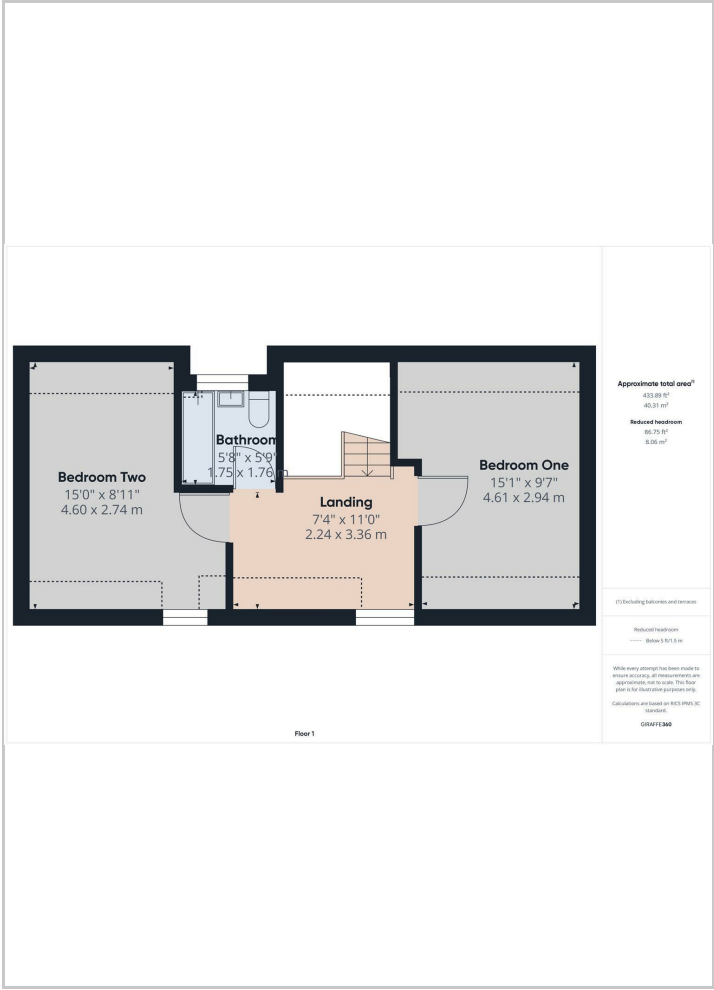
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

