



Jenkinson realestates

Horseshoe Cottages | Mongeham Road  
Mongeham  
Asking Price £365,000



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# Freehold

103 SQ. Metres (1108.68 SQ. Feet)

Council Tax: D

EPC Rating = TBC

Modern Home

Offering Three Bedrooms

Parking to Side and Rear

Garage En-Bloc

Enclosed Rear Garden

No Onward Chain

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Jenkinson Estates are pleased to bring to the market this modern home situated in the popular development of Horseshoe Cottages, Mongeham Road, Mongeham. The property, which comes to the market with no onward chain, offers spacious accommodation throughout and really must be viewed. The ground floor offers an impressive sitting / dining room, which has double doors that open onto the rear garden, as well as an additional set which allows this room to be divided into two separate rooms, if so required. The property continues with a kitchen / breakfast room, which is over 19ft in length and opens onto the rear garden. The ground floor is completed with a separate W.C. The first floor continues to impress with three bedrooms, the principal bedroom has the benefit of an en-suite shower room. The family bathroom, which has a four piece suite, completes the accommodation. Externally the rear garden has been landscaped to include a patio seating area, a lawn area and established flower beds. The property also benefits from off road parking, one space to the side of the property, the other in front of the garage, located at the rear of the property. The garage also benefits from a courtesy door that leads to the rear garden. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

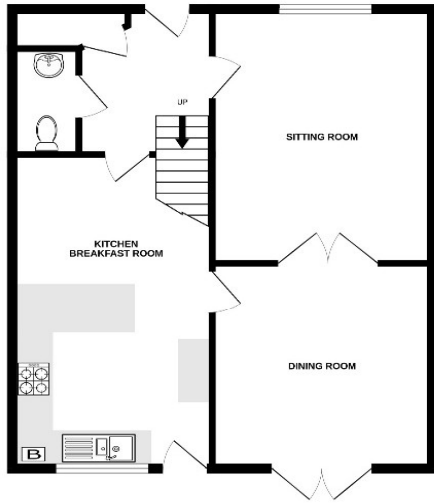




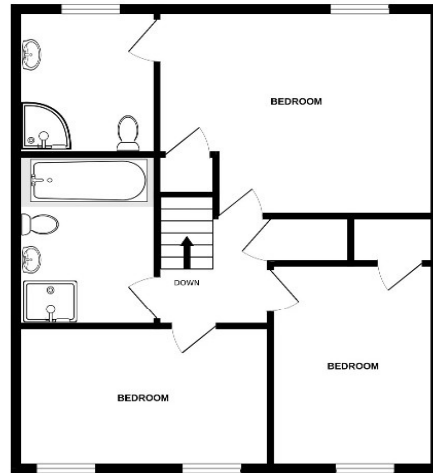




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



### Accommodation

Entrance Via;

Hallway

Separate W.C.

Sitting Room

15'7" x 9'8" (4.75m x 2.95m)

Dining Room

12'8" x 9'8" (3.86m x 2.95m)

Kitchen / Breakfast Room

19'8" x 8'9" (5.99m x 2.67m)

### First Floor Landing

Bedroom One

13'1" x 12'3" (3.99m x 3.73m)

Bedroom Two

12'5" x 9'6" (3.78m x 2.90m)

Bedroom Three

12'10" x 6'5" (3.91m x 1.96m)

Family Bathroom

10'8" x 5'9" (3.25m x 1.75m)

Rear Gardens

Garage to Rear

Parking

