



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## 25 Vikings Court, Brompton



**Extended Semi Detached 2/3 Bedroom  
Dormer Bungalow, Gas fired Ch, Double Glazed,  
Garage, Gardens**

**OIR £190,000**

**01609- 773567**

**email: [info@darwin-homes.co.uk](mailto:info@darwin-homes.co.uk)**

## 25 Vikings Court, Brompton

This is an extended semi detached property occupying a corner site, with elevated gardens to the rear, at the head of a quiet residential cul de sac. Lawned garden to the front, driveway for several vehicles leading to the single garage. Enclosed private rear garden with paved patio. The property has gas fired central heating, double glazed windows but would benefit from some modernisation.

The accommodation comprises:



### Entrance Hall

**3.3 x 3.0m (11'0" x 10'0")**, upvc front door with double glazed side panels, radiator, cupboard with wall mounted combination boiler, return staircase to the first floor.



### Living Room

**5.1 x 3.25m (16'8" x 10'7")** windows to the rear, radiator, electric fire to, fireplace, power points.



### Study/ Bedroom 3

**3.0 x 2.35m (10'0" x 7'9")**, Window to the front, radiator.



### **Kitchen**

**3.3 x 2.2m (10'9" x 7'3")** fitted ground and eye level cupboard units, electric oven with 4 ring gas hob, extractor hood over, stainless steel sink unit with centre mixer tap, plumbing for washing machine, part glazed door to garden. Through to



### **Dining Room**

**3.3 x 3.2m (11'0" x 5'3")** with radiator, doors to front and rear.



### **Bathroom**

**2.2 x 1.6m (7'3" x 9'10")**, Tiled walls, with white suite comprising panelled bath with shower over, shower screen to side, pedestal wash basin, W.C and radiator.



## **First Floor**

### **Landing**



### **Bedroom 1**

**4.5 x 3.3m (14'9" x 11'0")** with window overlooking the front and radiator.



### **Bedroom 2**

**3.0 x 2.3 (10'2" x 8'10")** with window overlooking the rear, Radiator, fitted shelves.

## **External**

### **Single Garage**

Brick built with up and over door, electric light.

### Rear Garden Area



To the rear there is a raised enclosed garden area laid mainly to lawn with stepped access from the paved patio, timber **Garden Shed**.

<b><u>Tenure</u></b>	Freehold
<b><u>Services</u></b>	Mains water, electric, drainage, gas and telephone
<b><u>EPC Rating</u></b>	Energy rating D
<b><u>Council Band</u></b>	C
<b><u>Viewing</u></b>	Strictly by prior appointment with the Agents.

**Please Note:** all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



**RICS**

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**RICS Homebuyers Surveys available contact ourselves for further details**