



H2S3530

Town house in Oliva

108,000€

Beaches Close By

Local Gymnasium

Mains Drainage

Mains Electricity

Mains Water

Near Equestrian Centre

Nr Medical Centre

Nr Schools

Nr Tennis Club

Solarium/Roof Terrace

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

This 5-bedroom townhouse has plenty of space for the family. Built in 1925 and has 180m<sup>2</sup>. 2 bathrooms, private roof terrace and within walking distance to the shops and coffee shops. Situated the lower end of Oliva Old town good location.

Reception hall with beautiful Valencian doors to the front elevation, 2 ceiling lights, tiled flooring, double opening part glazed doors leading to the sitting room, sliding door leading to bedroom 5

Bedroom 5 is a decent size single bedroom with space for freestanding wardrobes, window to the front, coving to the ceiling and ceiling lighting.

Lounge dining room with feature open fireplace with a mantle over and shelving and display cabinets either side of the fire, stairs leading to the first floor, space for dining table and chairs, under stairs store cupboard, door to kitchen breakfast room and double opening part glazed doors leading to the courtyard.

Kitchen breakfast room with a window overlooking courtyard, single sink with mixer tap over, a range of base and wall units, space for upright fridge freezer, basic but clean and in working order, lighting and door leading to utility room.

Utility room has space and plumbing for washing machine, space for dryer, wash scrub sink with mixer tap over, lighting and plenty of storage. Mezzanine with additional storage. Door to courtyard.

Courtyard with natural lighting and covered with a Perspex sheeting for protection from the weather, room for table and chairs (when cleared) hot water cylinder, door to shower room.

Shower room with walk in shower cubicle, ideal for the person who may live downstairs or when you come back from the beach, W.C, bidet, wash basin with wall mirror and lighting over, window.

1st floor with a split-level landing with beautiful Valencia tiles. Doors off to bedrooms and stairs to roof terrace.

Bedroom 1 is a spacious bedroom with a window and lighting space for wardrobes and dressing table.

Bedroom 2 is a double bedroom with built in double wardrobes, window and lighting.

Bedroom 3 is a twin bedroom with built in double wardrobes a window and lighting.

Bedroom 4 is the last of the bedrooms, a generous size bedroom with a window to the front, space for wardrobes and dressing table.

Family bathroom with a full-length bath and shower over, W.C, bidet, wash basin with wall mirror and lighting over and window. The bathroom may be an old fashioned suite but in working order and clean.

Roof terrace is a good size space for entertaining and sunbathing. This would benefit from painting and decorating, would make a beautiful outdoor room.

The overview of the house is it is in working order and no immediate work is required. If you are looking for a spacious house with plenty of rooms and living accommodation then this is a good house. Offering the outdoor space and inside space. Walking distance to town.