



- **3 DOUBLE BEDROOMS.**
- **EXTENDED.**

#### ENTRANCE

Via wood grain effect double glazed door,

#### ENTRANCE HALL

UPVC double glazed windows. Laminate flooring. Wall mounted radiator. Stair to first floor with understairs cupboard. Doors to lounge, diner, kitchen and utility/cloakroom,

#### CLOAKROOM/UTILITY

UPVC double glazed window. Tiled flooring. Low level W.C and pedestal wash hand basin. Plumbing for washing machine, combi boiler. Eye level cupboard unit and laminate work top.

#### LOUNGE/DINER 14'3" X 11'3" (4.34m X 3.43m)

Bay fronted UPVC double glazed window. Carpet flooring. Wall mounted radiator. Television point. Feature fireplace with brick surround.

#### DINING ROOM/SECOND RECEPTION ROOM 25'1" X 10'1" (7.65m X 3.07m)

UPVC double glazed window. Patio doors. Wall mounted radiator. Feature fireplace with wooden surround. Built in storage,

#### KITCHEN 16'4" X 8'1" (4.98m X 2.46m)

UPVC double glazed window. Double glazed patio doors to side aspect. Range of eye level and base storage units with roll edge work surfaces. Stainless steel sink unit with one and a half bowl and mixer tap over. Built in gas hob and oven with extractor hood. Built in dishwasher and further appliance space. Part tiled walls.

#### FIRST FLOOR

#### LANDING

UPVC double glazed window. Carpet flooring. Wall mounted radiator. Access to loft space. Doors to bedrooms, bathroom and separate shower room.

#### BEDROOM ONE 14'4" X 10'7" (4.37m X 3.23m)

Bay fronted UPVC double glazed window. Wall mounted radiator. Carpet flooring. TV point,

#### BEDROOM TWO 12'1" X 10'1" (3.68m X 3.07m)

UPVC double glazed window. Wall mounted radiator. Carpet flooring.

#### BEDROOM THREE 13'6" X 8'7" (4.11m X 2.62m)

UPVC double glazed window. Wall mounted radiator. Carpet flooring.

#### BATHROOM

UPVC double glazed window. Tiled flooring. Suite including panelled bath, vanity wash hand basin with mixer tap over and low level W.C. Fully tiled walls. Extractor fan. Heated chrome towel rail.

#### SHOWER ROOM

Suite including tiled shower cubicle, vanity wash hand basin with mixer tap and low level W.C. Fully tiled. Laminate flooring.

#### OUTSIDE

- **GREAT SCHOOLS.**
- **TRANSPORT LINKS.**

#### FRONT OF PROPERTY

Bloc paving off road parking. Enclosed by timber panel fencing and brick walling.

#### REAR OF PROPERTY

Single garage. Mainly laid to lawn with patio area. Enclosed by timber panel fencing and brick walling with secure side access,

#### GARAGE

Single garage with double timber doors. Power and light. UPVC double glazing,

#### TENURE

Freehold

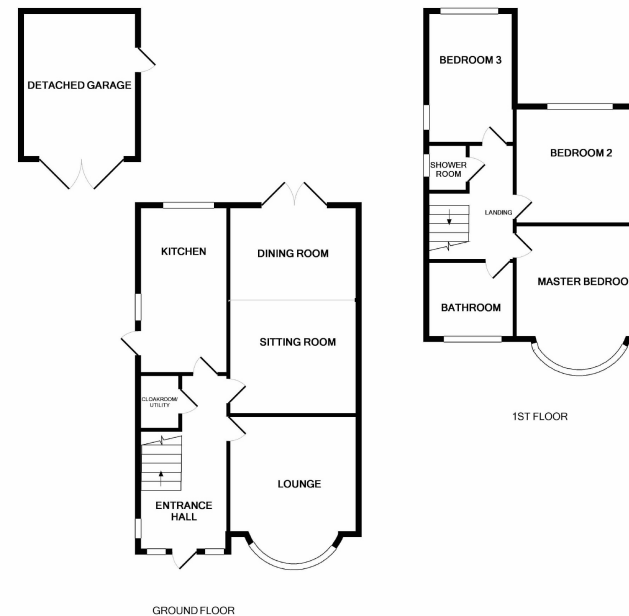
#### DATE OF PARTICULARS 11/8/17

Draft particulars to be verified by vendor.

#### DIRECTIONS

- **OFF ROAD PARKING.**
- **GAS CENTRAL HEATING.**

From The Property Centre office head southeast on Bath St toward A46. Turn right onto Oriol Rd/A46. Turn left onto Vittoria Walk. Turn right onto Montpellier Parade. Turn right onto Montpellier Terrace. At the roundabout, take the 2nd exit onto Lansdown Rd. Slight right onto Lansdown Rd/A40. Turn left onto Hatherley Rd. Go through 3 roundabouts. Destination will be on the right.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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