



Watling Street
Two Gates

O.I.R.O **£270,000**

*** TRADITIONAL BAY FRONTED EXTENDED SEMI-DETACHED PROPERTY ***.
For sale with MARK WEBSTER estate agents is this very well situated family home briefly comprising: Ground floor shower room, through lounge/diner, kitchen, three bedrooms, bathroom, rear garden with large garden room and a double width driveway.

PORCH

Having double glazed windows, laminated wooden effect flooring and a door to...

ENTRANCE HALL

Stairs leading off to the first floor landing, laminated wooden effect flooring, single panelled radiator, door to a useful storage cupboard and further doors to...

GROUND FLOOR SHOWER ROOM

6' 7" x 5' 3" (2.01m x 1.6m)

Tiled floor & walls, useful vanity storage with wash basin, heated towel rail, low level WC and a mixer style shower.

THROUGH LOUNGE/DINER

21' 1" x 11' 4" (6.43m x 3.45m)

Double glazed bay window to front aspect, laminated wooden effect flooring, double panelled radiator, multi-fuel burner, double glazed French doors giving access to the rear garden and a further door to...

KITCHEN

10' 4" x 11' 4" (3.15m x 3.45m)

Double glazed window to rear aspect, double panelled radiator, tiled floor, a range of base and eye level kitchen units, roll edge work surfaces, composite style sink, space for an eye level electric double oven, electric hob space for a fridge/freezer and three further appliance spaces.

FIRST FLOOR LANDING

Access to roof space, double glazed window to side aspect and doors to...

BEDROOM ONE

14' 1" x 8' 9" into bay window (4.29m x 2.67m)

Double glazed bay window to front aspect, single panelled radiator and a fitted wardrobe.

BEDROOM TWO

14' 4" x 11' 4" (4.37m x 3.45m)

Double glazed window to rear aspect and a single panelled radiator.



BEDROOM THREE

7' 4" x 6' 1" (2.24m x 1.85m)

Double glazed window to front aspect and a single panelled radiator.

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Opaque double glazed window to rear aspect, single panelled radiator, tiled walls, useful vanity storage with wash basin, low level WC and a panelled bath with shower head attachment.

TO THE EXTERIOR

To the front of the property there is a double width block paved driveway providing off road parking. The enclosed rear garden has multiple levels with a mix of paved patio areas and artificial lawn to provide low maintenance. At the bottom of the garden there is a good sized garden room with power & light providing a great entertaining space or home office.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

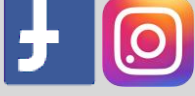
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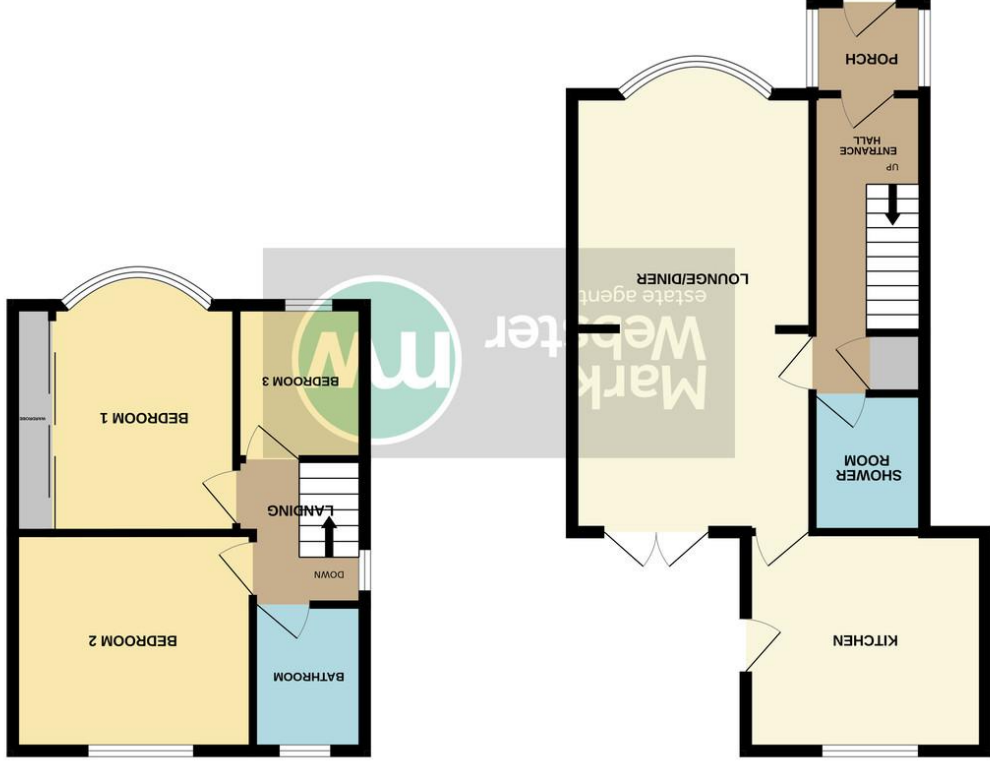


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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



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