



Connemara Close  
Dordon

£230,000



\*\*\* NO UPWARD CHAIN ~ GREAT POSITION ~ MODERN BUILD ~ ALLOCATED PARKING \*\*\*. For sale with MARK WEBSTER estate agents is this modern three bedroom semi-detached property briefly comprising: Lounge, kitchen/diner, guest WC, three bedrooms, en-suite. family bathroom and an enclosed rear garden. Viewing recommended.

### ENTRANCE HALL

Opaque double glazed entrance door, single panelled radiator and doors to...

### GUEST WC 4' 9" x 3' 8" (1.45m x 1.12m)

Single panelled radiator, tiled floor, low level WC, hand wash basin and tiled splash backs.

### LOUNGE 17' 8" x 10' 3" maximum (5.38m x 3.12m)

Double glazed window to front aspect, two single panelled radiators, door to a useful under stairs storage cupboard, stairs leading to the first floor landing and a door to...

### KITCHEN/DINER 14' 4" x 10' 4" (4.37m x 3.15m)

Double glazed window to rear aspect, tiled floor, a range of base and eye level kitchen units, quartz work surfaces with matching quartz up stands, stainless steel sink, inset electric oven and gas hob with stainless steel extractor over, integrated fridge/freezer, space and plumbing for a washing machine and double glazed French doors giving access to the rear garden.

### FIRST FLOOR LANDING

Access to roof space and doors to...

### BEDROOM ONE 11' 0" x 10' 0" maximum (3.35m x 3.05m)

Double glazed window to rear aspect, single panelled radiator, door to a useful storage cupboard and a further door to...

### ENSUITE 7' 6" x 4' 9" maximum (2.29m x 1.45m)

Opaque double glazed window to rear aspect, single panelled radiator, hand wash basin, tiling to splash back areas, low level WC and a tiled shower enclosure with electric shower.

### BEDROOM TWO 10' 7" x 6' 6" (3.23m x 1.98m)

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

### BEDROOM THREE 10' 7" x 7' 5" maximum (3.23m x 2.26m) (7' 4" x 4' 2" minimum)

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





### **FAMILY BATHROOM 6' 3" x 6' 6" (1.91m x 1.98m)**

Recessed LED ceiling down lights, single panelled radiator, tiled floor, tiling to splash back areas, hand wash basin, low level WC and a panelled bath with chrome mixer style tap and handheld attachment.

### **TO THE EXTERIOR**

The enclosed rear garden is mainly laid to lawn with a paved patio area and fenced boundaries. The property also benefits from two allocated parking spaces.

**FIXTURES & FITTINGS:** Some items may be 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).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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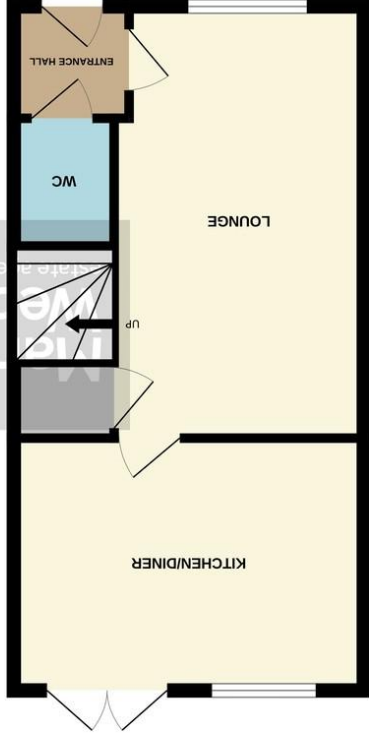
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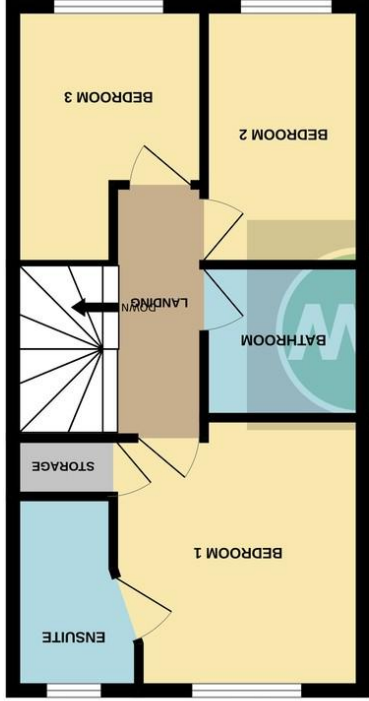


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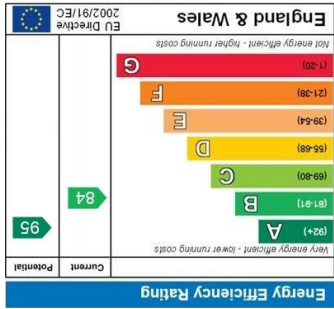


GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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