

Fixed Price £175,000









Overview

- Immaculate 3 bedroom end terraced villa
- Ideal first time buy or family home
- Lounge, kitchen, dining room, 3 double bedrooms, bathroom, WC
- close to school and amenities
- Sunny enclosed gardens to front and rear, off street parking
- EPC Band C



Description

This immaculate 3 bedroom terraced villa has been upgraded over the years to provide a well appointed family home, which is in walk in condition. The spacious accommodation will appeal to a range of potential buyers. The bright lounge has a large window overlooking the front garden. The kitchen has ample units and surface space with integrated electric hob, oven, and extractor. There is space and plumbing for a fridge/freezer and washing machine. Adjacent is the dining room which would comfortably accommodate a large table and 6 chairs. Completing the ground floor is a useful WC and large storage cupboard currently used as a utility. Upstairs are 3 double sized bedrooms, one with fitted wardrobes, and there is a modern bathroom with separate shower and bath. There is double glazing throughout and gas central heating. The property benefits from excellent storage with three hall cupboards and a partially floored loft, with ladder and light. There are gardens to the front and rear which are fully enclosed and laid to lawn. The rear garden offers a patio area and there is a useful garden shed. Off street parking is available near the property.



Room Dimensions

Lounge	(10' 5" x 15' 9") or (3.18m x 4.80m)
Kitchen	(9' 10" x 9' 7") or (2.99m x 2.92m)
Dining Room	(9' 5" x 10' 5") or (2.88m x 3.17m)
wc	(6' 7" x 4' 8") or (2.00m x 1.41m)
Utility Cupboard	(6' 8" x 4' 9") or (2.03m x 1.44m)
Bedroom 1	(10' 4" x 9' 7") or (3.14m x 2.91m)
Bedroom 2	(8' 4" x 13' 9") or (2.53m x 4.18m)
Bedroom 3	(10' 3" x 12' 1") or (3.13m x 3.68m)
Bathroom	(9' 6" x 7' 1") or (2.89m x 2.16m)







Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Extras

All fixtures, floor coverings and fittings, including all light fittings. Curtains poles and window blinds. Integrated electric hob, oven and extractor. Dishwasher and garden shed.

Council Tax

Band C

Tenure

Freehold

Entry

Early entry is available.

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Viewing

To arrange a viewing of this property please contact Emma on 07850407884 or 01463 233218.

GROUND FLOOR

1ST FLOOR





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