





£325,000

An opportunity to purchase a larger than average two-bedroom terrace in need of modernisation. Situated within the popular HP3 postcode, this property is offered to the market CHAIN FREE. Downstairs comprises a large lounge with separate kitchen. Upstairs is a family bathroom and TWO DOUBLE BEDROOMS. With a southerly facing garden, potential driveway and only a short distance away from popular schools and local amenities, This is not one to be missed!

Property Description

ENTRANCE

Part glazed door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

LOUNGE

Double glazed sliding patio doors to rear. Radiator.

KITCHEN

Double glazed window to front aspect, Fitted with a range of base and eye level units with work surface over, tiled surround, single drainer stainless steel sink unit with mixer tap over, four-ring gas hob, oven, plumbing for washing machine, cupboard housing meters.

LANDING

Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed window to rear aspect. Three-piece suite comprising panelled bath, low level WC, wash hand basin, radiator.

OUTSIDE

PARKING

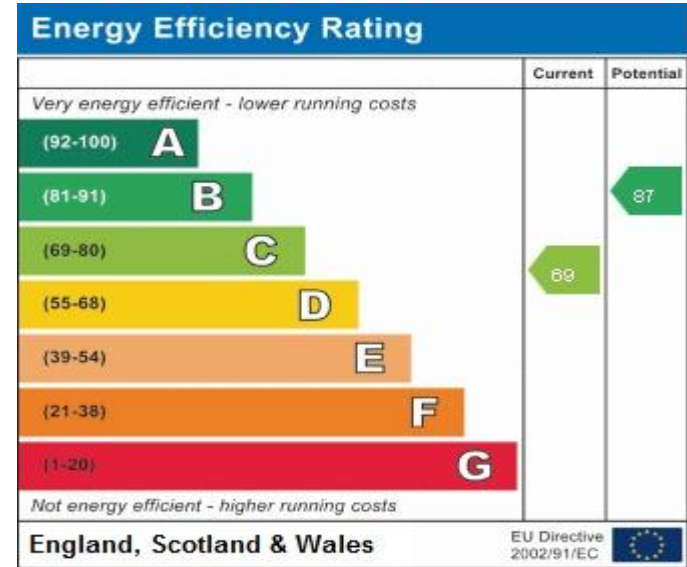
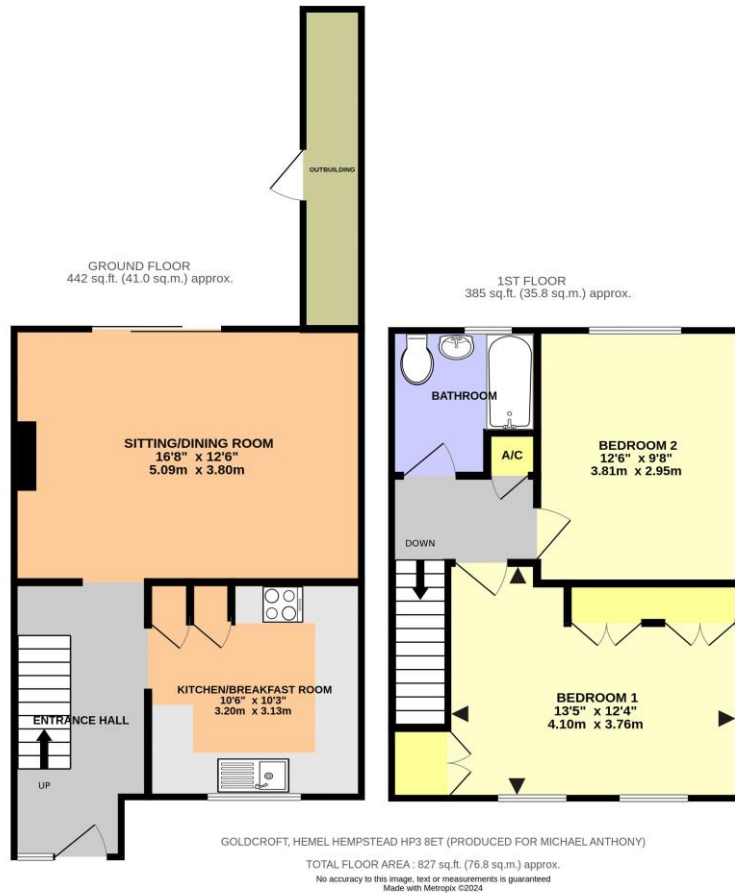
Block paved driveway providing off-road parking.

FRONT GARDEN

Steps leading to front door.

REAR GARDEN

A fully enclosed garden in need of cultivation, rear gated access.



MONEY LAUNDERING REGULATIONS 2017 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 CONSUMER PROTECTION REGULATIONS 2008 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