





£350,000

Set in a quiet Cul De Sac on a good sized plot, this beautifully presented two bedroom end of terrace home has been tastefully extended and briefly comprises open plan lounge dining room, modern kitchen to the front and family shower room upstairs. Additionally there is ample communal parking to the front and the plot offers the potential to extend further STPP.

Property Description

ENTRANCE

Door to entrance hall.

ENTRANCE HALL

Radiator, wood effect flooring, door to lounge.

LOUNGE

UPVC double glazed window and door to side. Two radiators, wood effect laminate flooring, stairs to first floor.

DINING AREA

UPVC double glazed patio doors to side, UPVC double glazed window to rear, skylight. Wood effect flooring, radiator.

KITCHEN

UPVC double glazed window to front aspect. Range of base and eye level units with roll edge work surfaces over, single drainer sink with mixer tap, oven and gas hob with extractor over, space for fridge/freezer and washing machine, wood effect flooring.

LANDING

Range of fitted wardrobes, airing cupboard housing wall mounted boiler, access to loft space, doors to bedrooms & bathroom.

BEDROOM ONE

UPVC double glazed window to rear aspect. Radiator.

BEDROOM TWO

UPVC double glazed window to front aspect. Radiator.

SHOWER ROOM

UPVC double glazed window to front aspect. Fully tiled shower cubicle, wall mounted hand wash basin, low level WC, heated towel rail, spotlights.

OUTSIDE

PARKING

Communal parking area to front of property.

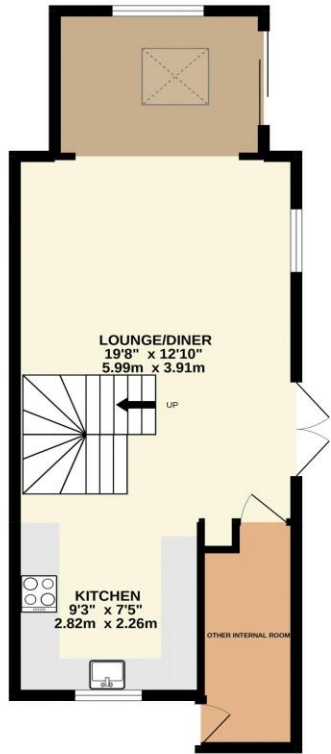
FRONT GARDEN

Block paved area, pathway to front door, front gated access.

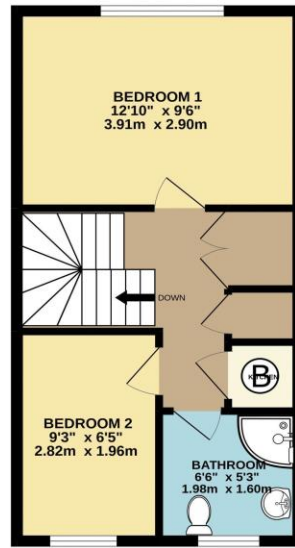
REAR GARDEN

Low maintenance paved garden to side and rear.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

KATRINE SQUARE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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