







**Offers in Excess of  
£375,000**

Situated in this sought after cul de sac within the popular Woodhall Farm development. This three bedroom home is in need of some updating but boasts a garage and driveway alongside and briefly comprises a spacious lounge dining room, fitted kitchen and family bathroom, with lovely fully enclosed Westerly facing gardens. Located within walking distance of local shops including a Sainsburys as well as schools for all ages.

# Property Description

## Entrance

UPVC double glazed front door opens to entrance hall, storage cupboard.

## Lounge/Diner

Set in two defined areas.

## Lounge

Fifteen panel glazed door opens to the lounge, stairs to the first floor, understairs storage cupboard, electric storage heaters, TV point.

## Dining Area

Double-glazed, floor-length windows to the rear garden, storage heater.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas, inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, UPVC double glazed door to the rear, electric cooker point, plumbing and space for a washing machine, tiled surrounds.

## Landing

Stairs to the first floor, access to the loft, electric storage heater,

## Bedroom One

Double glazed window to the front, electric radiator.

## Bedroom Two

Double glazed window to the rear.

## Bedroom Three

Double glazed window to the front, electric radiator, door to the airing cupboard.

## Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap, bath with shower over, tiled surrounds, double glazed window to the rear.

## Outside

### Garage & Driveway

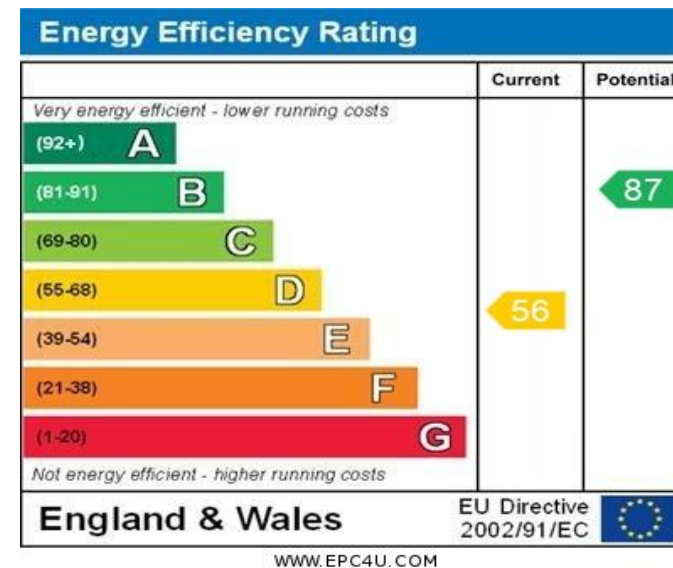
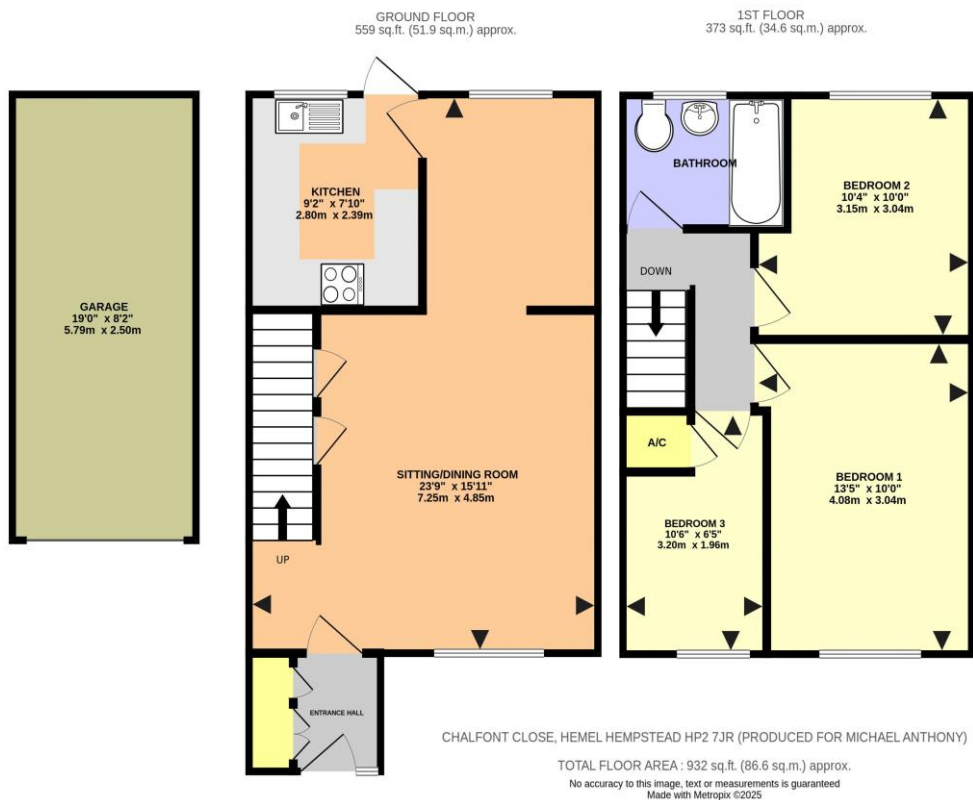
Driveway to a garage situated alongside with up and over door.

### Front Garden

Open plan front garden laid to lawn with inset flower beds.

### Rear Garden

A fully enclosed westerly facing rear garden, with paved area to the immediate rear, laid mainly to lawn with well stocked established surrounding beds and borders, outside tap, gated side 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

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