





**Offers in Excess of
£365,000**

Set in wonderfully secluded location on a green in Woodhall Farm, close to all local amenities and popular schools this well presented three bedroom family home comprises lounge, dining room, brand new modern refitted kitchen, beautiful garden and a family bathroom. In addition, the property has a garage in a block.

Property Description

ENTRANCE

Door to:

ENTRANCE PORCH

Wall mounted gas boiler, radiator, glazed door to:

LOUNGE

Double glazed window to front aspect. Stairs to first floor, understairs storage cupboard, radiator, built in unit, double doors to:

DINING ROOM

Double glazed UPVC doors to garden, radiator, door to:

KITCHEN

Double glazed door and window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink with mixer tap, space for cooker, washing machine and fridge/freezer, extractor fan, radiator, spotlights, wood effect flooring.

LANDING

Access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect. Radiator, range of built in wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to front. Radiator, range of built in storage cupboards.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c. and wash hand basin in vanity unit, panelled bath with shower over and shower screen, towel radiator, tiled walls and floor.

OUTSIDE

FRONT GARDEN

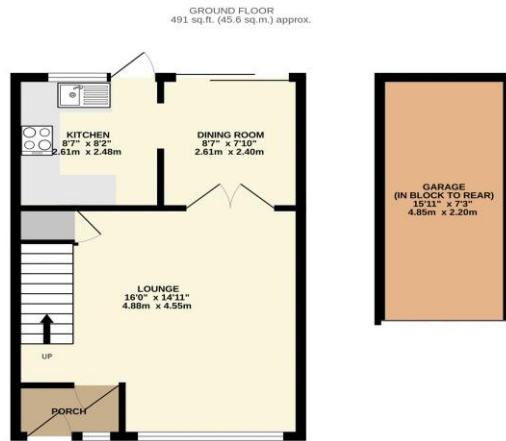
Mainly laid to lawn with flower and shrub beds, pathway to front door.

REAR GARDEN

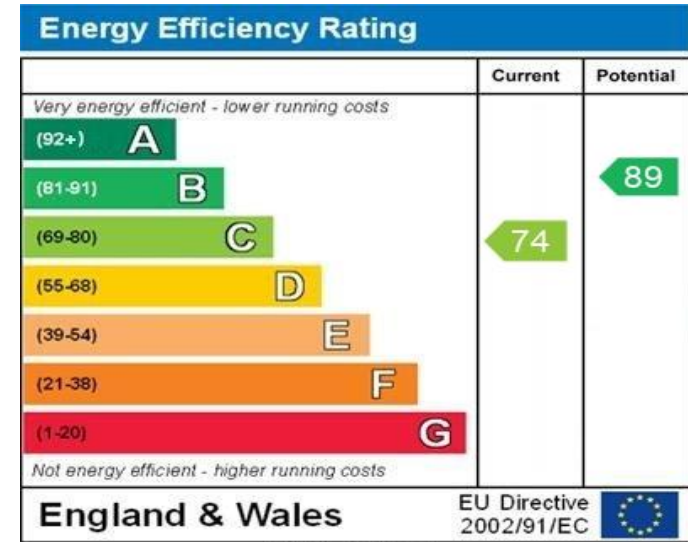
Mainly laid to lawn with patio area, mature flower and shrub beds.

GARAGE

Garage with up and over door in a block to the rear.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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