





Offers in the Region Of £290,000

Situated close to popular schools and local shops & amenities, this three bedroom family home is in need of modernisation throughout. Comprising Kitchen, Lounge/Dining room, downstairs WC, three good sized bedrooms and a family bathroom. The property also benefits from front and rear gardens, with ample communal parking close by.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Stairs rising to first floor, under stairs storage cupboard, radiator, doors to WC, kitchen, and lounge/dining room.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, radiator, wall-mounted storage cupboard.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, space for range cooker and fridge freezer, breakfast bar.

LOUNGE/DINING ROOM

Double glazed sliding doors to conservatory. Radiator, wood effect flooring.

CONSERVATORY

Double glazed sliding doors to rear, double glazed frosted door to brick built storage shed.

LANDING

Airing cupboard housing gas combi boiler, radiator.

BEDROOM ONE

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

BEDROOM TWO

Double glazed windows to rear aspect. Radiator, a range of built-in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin, panelled bath with mixer tap and shower over, tiled walls and floor, heated towel rail.

OUTSIDE

FRONT GARDEN

Patio enclosed by mature hedging, covered area, path to front door.

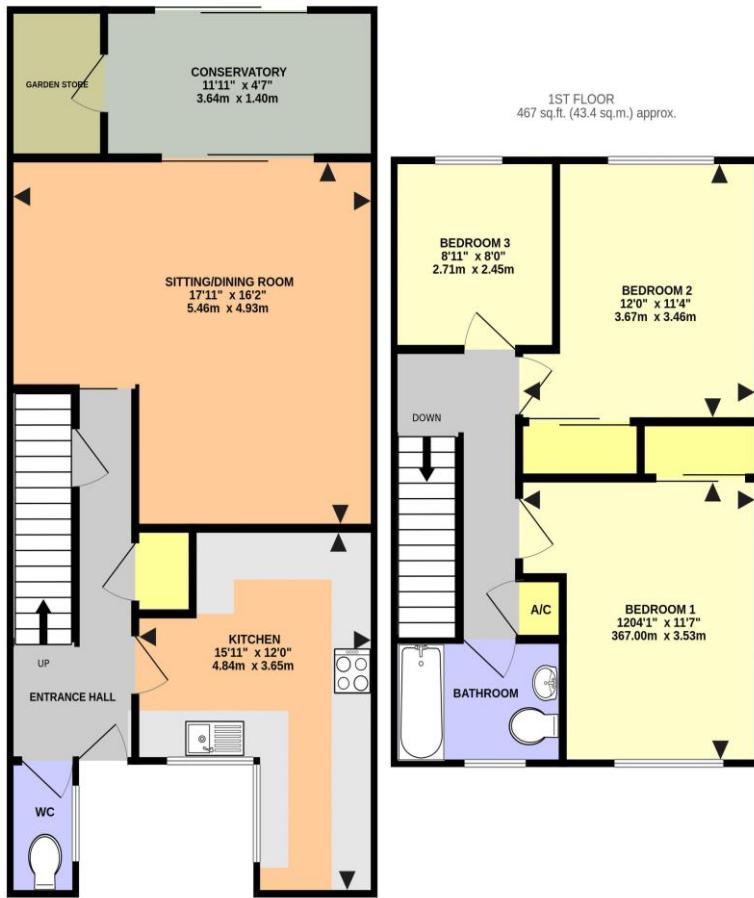
REAR GARDEN

Mainly laid to lawn with patio area, path to rear gated access, timber storage shed.

COUNCIL TAX BAND: C

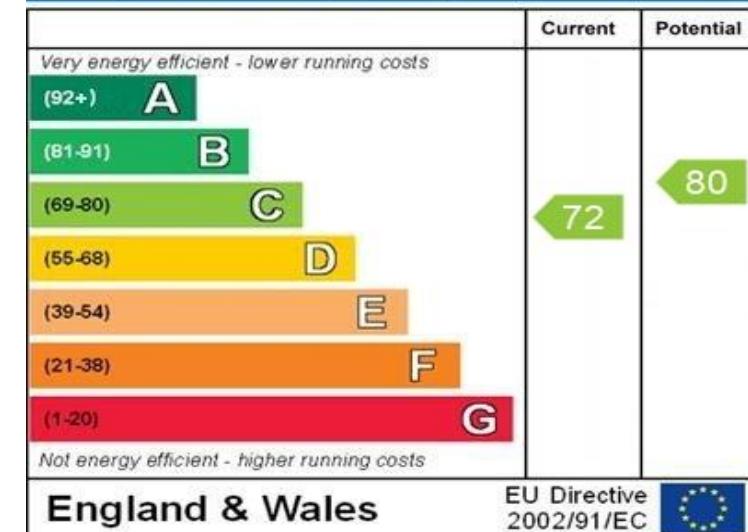
EPC RATING: C

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

Energy Efficiency Rating



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