





**£475,000**

An immaculately presented three bedroom end of terrace home standing a larger than average garden with ample off road parking and further potential to extend. S.T.P.P. Briefly comprising a spacious lounge, a refitted kitchen dining room with integrated appliances, utility room and downstairs cloakroom, whilst to the first floor can be found three generous bedrooms and a luxury bathroom. All located within walking distance to sought after schooling for all ages, as well as local shops and open playing fields.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to lounge, WC, utility and kitchen, stairs rising to first floor, radiator, spotlights.

## CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, radiator, spotlights, wash hand basin with mixer tap.

## LOUNGE

Double glazed window to front aspect. Radiator, archway to dining room.

## DINING ROOM

Double glazed patio doors to rear. Radiator, spotlights.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with Quartz work surface over, integrated dishwasher, space for fridge freezer, built-in oven and grill, gas hob with extractor over, stainless steel sink with mixer tap and Quartz drainer.

## UTILITY

Double glazed window to side aspect. A range of wall-mounted and floor standing units with rolled edge work surface over, space for washing machine and dryer, radiator, under stairs storage cupboard, door to side access and garden.

## LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, built-in storage cupboard housing water cylinder, radiator, loft access.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in storage cupboard.

## BEDROOM THREE

Double glazed window to side aspect. Radiator, built-in storage cupboard.

## BATHROOM

Double glazed frosted window to rear and side aspects. Low level WC, heated towel rail, wash hand basin with mixer tap, panelled bath with shower over, extractor fan, part tiled.

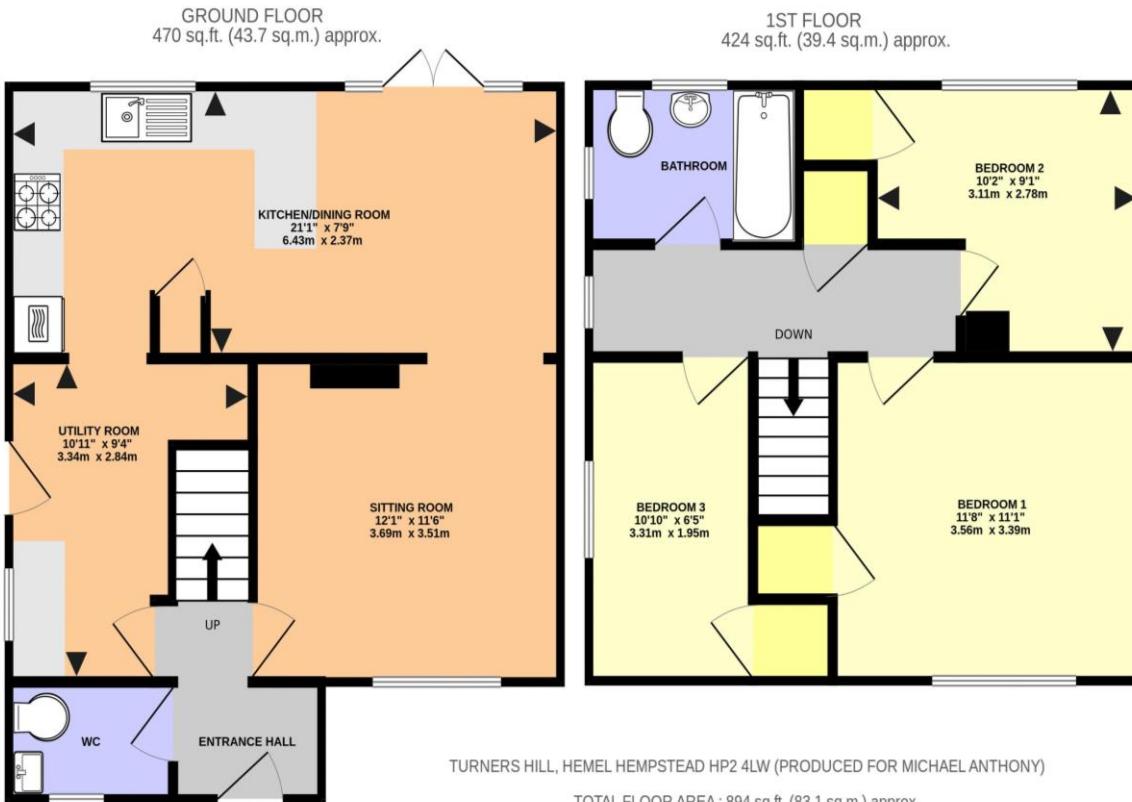
## OUTSIDE

## PARKING

Driveway parking, side access.

## REAR GARDEN

A landscaped garden that is mainly laid to lawn with outside tap and electric point.



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.