





Offered to the market for Investment Buyers with tenant in situ currently paying £875pm. A modern three bedroom semi detached family home in the village of Beck Row, with a large lounge/diner, modern kitchen with integrated appliances, cloakroom, three bedrooms, garage and off road parking.

Tenure: Freehold

Council Tax Band: B

EPC: E

Property Type : Semi Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 762

Parking: Driveway

Utilities / Services

Electric Supply: Mains

Heating: Mains Electric

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes



Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

ENTRANCE HALL

CLOAKROOM

With WC, Basin, Window to front

KITCHEN/BREAKFAST ROOM

10' 5" x 9' 4" (3.18m x 2.87m) Modern kitchen with plenty of storage cupboards, tiled splash back, window to front, integrated fridge freezer

LOUNGE/DINER

16' 4" x 13' 8" (4.98m x 4.17m) Large living room with new carpet flooring and new patio doors leading out to the garden

FIRST FLOOR

BEDROOM

11' 3" x 9' 6" (3.45m x 2.9m) Carpet flooring, window to front

BEDROOM

12' 9" x 8' 0" (3.91m x 2.44m) Carpet flooring, window to rear

BEDROOM

8' 0" x 6' 11" (2.44m x 2.13m) Carpet flooring, window to rear

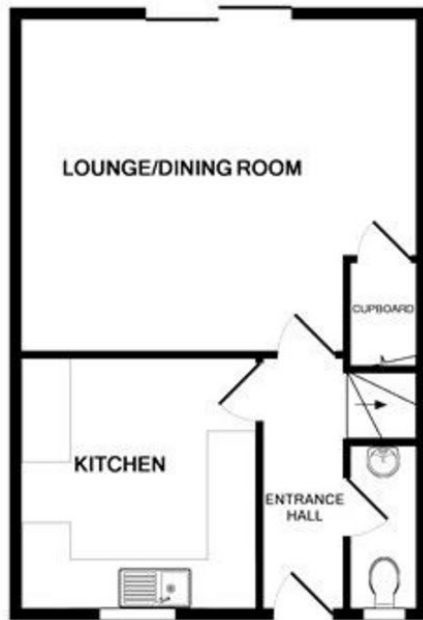
BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m) White bathroom suite with WC, panelled bath and wash hand basin. The bathroom also has a new electric shower and a mirror with lighting.

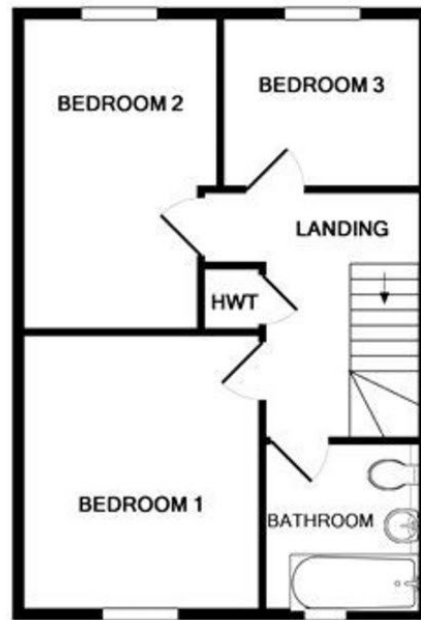
OUTSIDE

The property benefits from a single garage with power and light and off road parking. The rear enclosed garden is of a good size and mainly laid to lawn with a patio area.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		