







We are pleased to offer this light and airy three bedroom detached property to the market chain free. The property is situated within walking distance to town and offers two reception rooms, a spacious kitchen, three good size bedrooms and a beautiful mature private garden.

Tenure: Freehold

Council Tax Band: D

EPC: E

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1464

Parking: Garage & Driveway

Utilities / Services

Electric Supply: Mains

Heating: Oil

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

**LIVING ROOM**

Carpet flooring, fireplace, under stairs cupboard, patio doors to garden, windows to front and side.

**DINING ROOM**

Carpet flooring, bay window to front, serving hatch to kitchen.





## KITCHEN

Vinyl flooring, wood base and wall units, granite effect work surface, double oven, sink with mixer tap, space for kitchen appliances, under stairs utility space with plumbing for washing machine, window to rear, door to garage/garden.

## BEDROOM 1

Carpet flooring, windows to front and rear, ensuite.

## ENSUITE

Vinyl flooring, shower, toilet, tiled splash back, pedestal sink.

## BEDROOM 2

Carpet flooring, built in wardrobes and airing cupboard, window to front.

## BEDROOM 3

Carpet flooring, window to rear.

## BATHROOM

Vinyl flooring, sink with vanity unit, bath with shower over, tiled splash back, window to front.

## WC

Vinyl flooring, toilet, window to rear.

## OUTSIDE

Front: Single garage with light and power, gravel driveway with ample parking, mature Yew hedge offering privacy, lawn and flower borders, mature trees.

Rear: Lawn with mature trees and shrubs, garden shed.



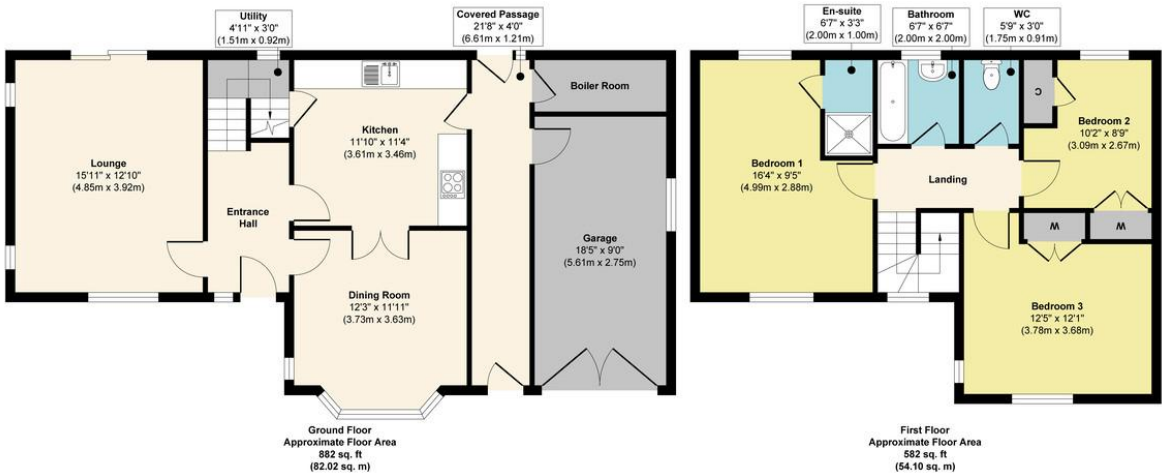








North Terrace



Approx. Gross Internal Floor Area 1464 sq. ft / 136.12 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		