





**£290,000**

Ideally located opposite the Grand Union Canal, this three bedroom family home is offered to the market with no upper chain. Further benefits include a kitchen/diner, an en-suite to the main bedroom, a family bathroom, an additional downstairs cloakroom, a generous garden, integral garage and driveway parking.

# Property Description

## **ENTRANCE**

Front door to:

## **GARAGE**

Garage with wooden door, power and lighting, door to:

## **ENTRANCE HALL**

Radiator, stairs rising to first floor, storage cupboard.

## **CLOAKROOM**

Radiator, wall-mounted wash hand basin, low level WC.

## **LANDING (First Floor)**

Stairs rising to second floor.

## **LOUNGE**

Double glazed window and door to rear. Radiator.

## **LIVING ROOM**

Double glazed window and door to front, door to balcony. Radiator.

## **KITCHEN/DINER**

Double glazed window to rear aspect. Fitted with a range of floor standing and wall-mounted units with rolled edge work surface over, space for: fridge freezer, washing machine, dishwasher, and oven with hob and extractor over; stainless steel sink with mixer tap and drainer, radiator.

## **LANDING (Second Floor)**

Radiator, skylight, airing cupboard housing wall-mounted gas boiler.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, opening to:

## **EN-SUITE**

Shower, pedestal wash hand basin.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Panelled bath with shower attachment over, pedestal wash hand basin, tiled walls, low level WC, radiator.

## **OUTSIDE**

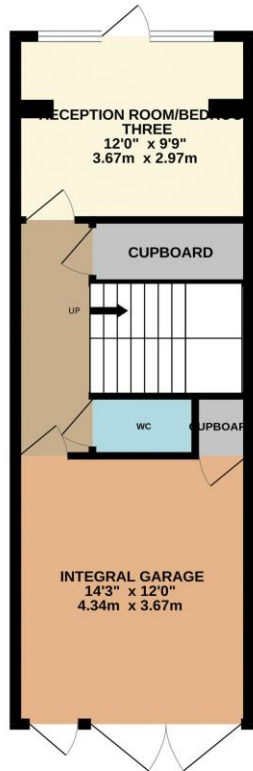
## **FRONT GARDEN**

Laid to hardstanding providing off-road parking.

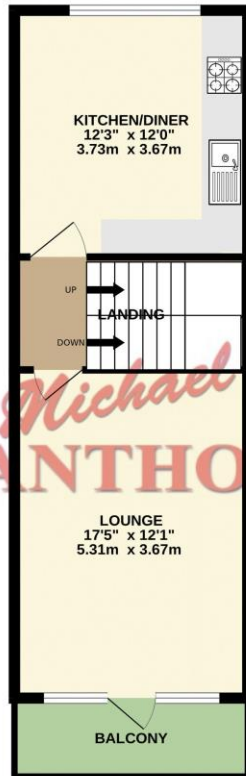
## **REAR GARDEN**

Hardstanding area, lawn area, outside light, raised flower beds, surrounded by panel fencing.

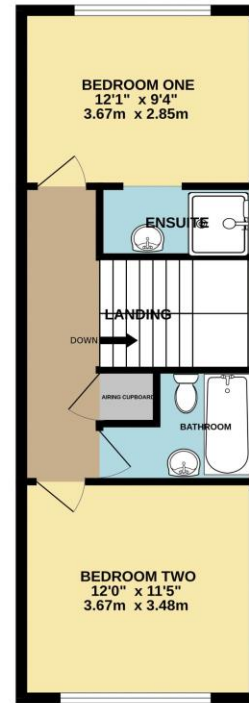
GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

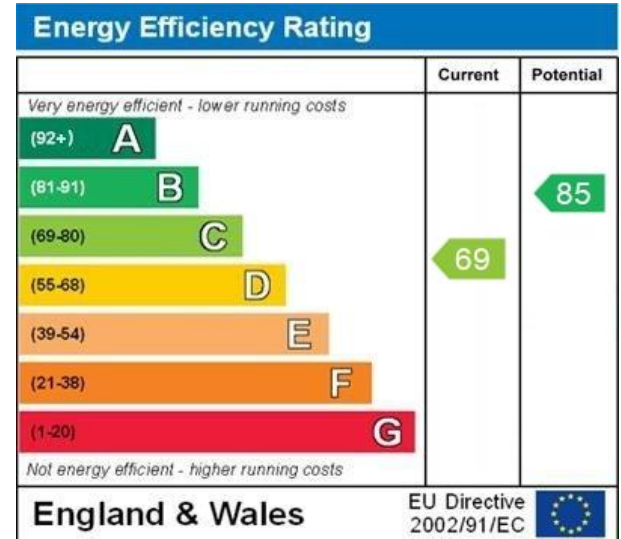


2ND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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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