





£325,000

An extended three bedroom end of terrace family home with an accommodation comprising of two reception rooms, family bathroom and additional downstairs cloakroom, front and rear gardens and carport.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, under stairs storage cupboard.

CLOAKROOM

Wall-mounted wash hand basin, low level WC, radiator.

LOUNGE

Double glazed bay window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, built-in oven, integrated hob with extractor fan over, integrated dishwasher, integrated washing machine, sink unit with mixer tap and drainer, space for fridge freezer.

FAMILY ROOM

Two double glazed windows to rear aspect, double glazed sliding door to rear, skylight. Under floor heating.

LANDING

Access to loft space, storage cupboard housing wall-mounted gas boiler.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, airing cupboard housing lagged water cylinder.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

WETROOM

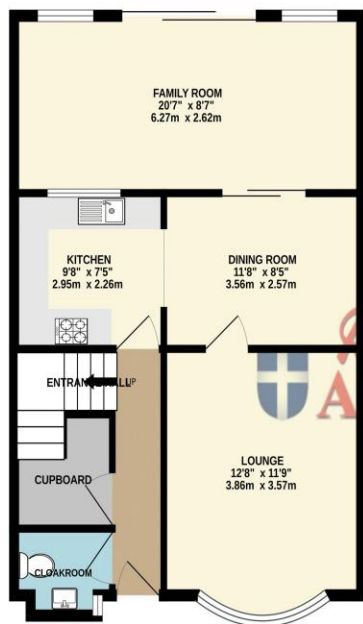
Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

OUTSIDE

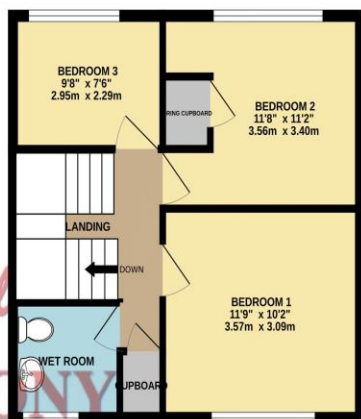
REAR GARDEN

Shingled area surrounded by panel fencing, storage shed, outside light, cold water tap.

GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

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