





£385,000

Located within the ever sought after location of Whitehouse this three bedroom townhouse family home offers excellent school catchment with an accommodation comprising lounge, kitchen/diner, dressing room and en-suite to main bedroom, family bathroom and additional downstairs cloakroom, gardens and carport to the rear.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, doors to lounge and cloakroom.

CLOAKROOM

Low level WC with push button flush, radiator, pedestal wash hand basin, splashback tiling.

LOUNGE

UPVC double glazed window to front aspect. Radiator, tiled floor.

KITCHEN

UPVC double glazed door and window to rear. Fitted with a range of base and eye level units with square edge work surface over, oven and hob with extractor over, plumbing for dishwasher, plumbing for washing machine, single drainer one and a half bowl stainless steel sink unit, built-in fridge freezer, radiator, under stairs storage cupboard, door to WC, wall-mounted boiler.

LANDING (First Floor)

Stairs rising to second floor landing, doors to bedrooms two, three and bathroom, radiator.

BEDROOM TWO

UPVC double glazed window to front aspect. Radiator.

BEDROOM THREE

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

Radiator, panelled bath with mixer tap and shower attachment over, low level WC with push button flush, wall-mounted wash hand basin, part tiled walls, extractor fan.

LANDING (Second Floor)

Radiator, door to bedroom one, airing cupboard housing hot water tank.

BEDROOM ONE

UPVC double glazed windows to front and rear aspects. Radiator, storage cupboard, access to loft space.

EN-SUITE

Frosted window. Low level WC with push button flush, fully tiled shower cubicle, radiator, pedestal wash hand basin.

OUTSIDE

PARKING

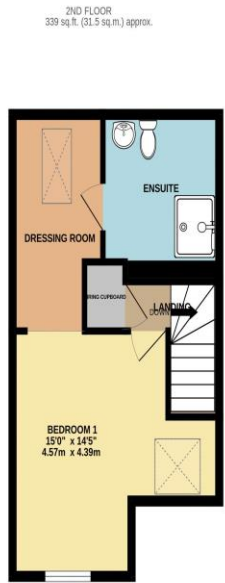
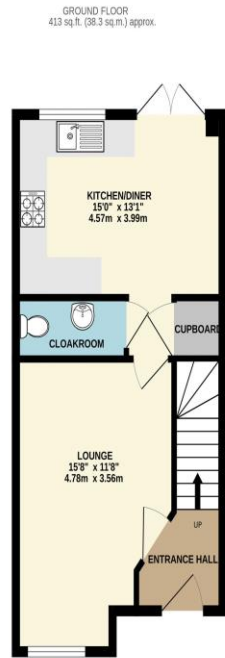
Carport.

FRONT GARDEN

Path to front door, flower/shrub borders.

REAR GARDEN

Laid to lawn area with gravel area, enclosed by timber fence panelling, rear gated access.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	86	
(69-80) C		
(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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