





£375,000

Located within the highly popular area of Crownhill is ideally positioned within walking distance to local amenities with further benefits including a lounge/diner, kitchen, family bathroom and additional downstairs cloakroom, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge/dining room, kitchen and cloakroom.

CLOAKROOM

Frosted UPVC double glazed window to front aspect. Low level w.c., pedestal wash hand basin.

LOUNGE/DINING AREA

UPVC double glazed door and window to rear aspect. Radiator, television point.

KITCHEN

UPVC double glazed window to front aspect. Range of base and eye level units with roll edge work surface over, single drainer sink with mixer tap, free standing oven and hob, plumbing for washing machine, space for fridge/freezer, understairs storage cupboard, door to lounge/dining area.

LANDING

UPVC double glazed window to front aspect. Airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed windows to front and rear aspects. Built in wardrobe, radiator.

BEDROOM TWO

UPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

UPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

Frosted UPVC double glazed window to front aspect. Panelled bath with mixer tap and shower attachment, fully tiled walls, heated towel radiator, extractor fan, pedestal wash hand basin, low level w.c. with push button flush.

OUTSIDE

GARAGE

Up and over door, power and light, driveway providing off road parking.

FRONT GARDEN

Laid to lawn with pathway to front door, flower and shrub beds.

REAR GARDEN

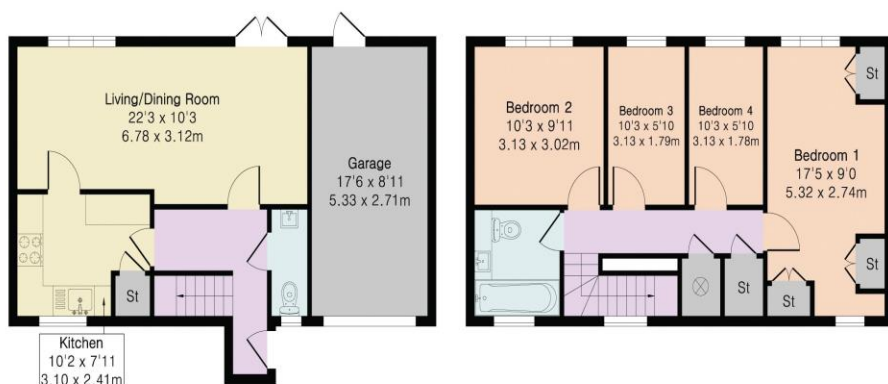
Enclosed by timber fencing panels, outside light, courtesy door to garage, laid to lawn with flower and shrub beds.

**Approximate Gross Internal Area 949 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 399 sq ft – 37 sq m

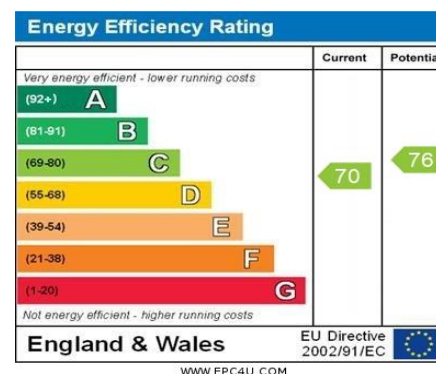
First Floor Area 550 sq ft – 51 sq m

Garage Area 155 sq ft – 14 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

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