







**£345,000**

Positioned in a cul-de-sac location in Trafalgar Avenue, is this three-bedroom link-detached property with off-road parking and a garage. The property comprises a lounge, refurbished kitchen and a family bathroom. This property is walking distance to local shops, playgrounds and primary schools.

# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

Doors to lounge and downstairs cloakroom, stairs rising to first floor.

## CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, heated towel rail, wash hand basin in vanity unit.

## LOUNGE

Double glazed window to front aspect. Radiator, door to kitchen.

## KITCHEN

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

## LANDING

Doors to bedrooms and bathroom, airing cupboard, loft access.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, bath with shower attachment, heated towel rail, tiled walls.

## OUTSIDE

### GARAGE

Garage with up and over door, power and lights, double glazed door to side and double glazed window to rear aspect.

### FRONT GARDEN

Mainly laid to lawn, driveway leading to garage.

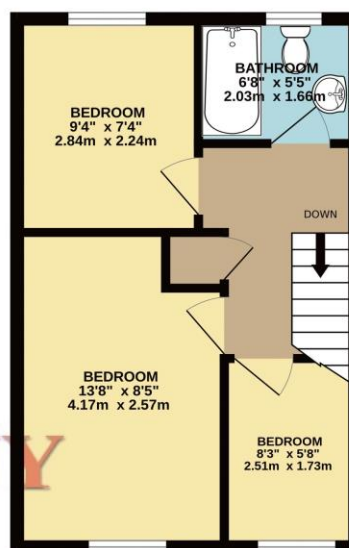
### REAR GARDEN

Mainly laid to lawn with patio area, courtesy door to garage, enclosed by wooden fence panelling.

GROUND FLOOR  
485 sq.ft. (45.0 sq.m.) approx.

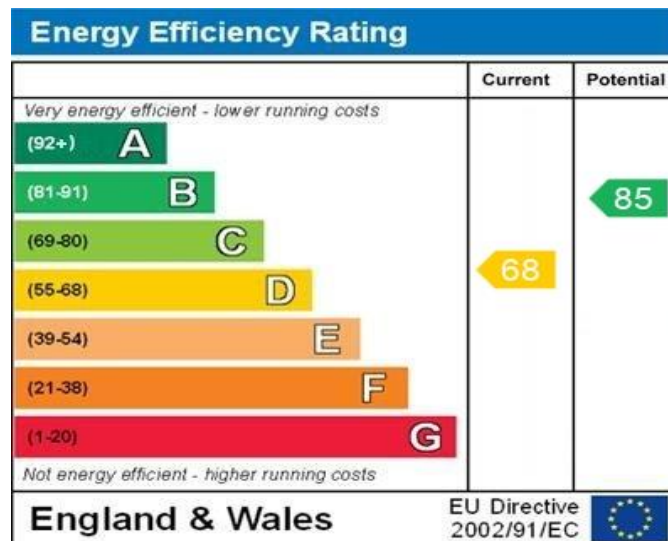


1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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