





£300,000

Situated in the sought-after Trees Estate is this bay fronted, three-bedroom semi-detached family home offered to the market with no upper chain. The property is in need of re-modernisation and comprises a lounge, kitchen/diner and family bathroom. Externally you have both front and rear gardens.

Property Description

ENTRANCE

Double glazed frosted door and window to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge and kitchen.

LOUNGE

Double glazed bay window to front aspect. Gas fireplace.

KITCHEN/DINER

Double glazed frosted door to rear, double glazed window to rear aspect, double glazed sliding door to rear. Fitted with a range of base and eye level units with work surface over, stainless steel sink with mixer tap, space for washing machine, integrated gas hob, integrated electric oven, space for fridge freezer, splashback tiling, wooden panelling to walls.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, loft access, storage cupboard.

BEDROOM ONE

Double glazed bay window to front aspect. Storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Built-in wardrobe.

BEDROOM THREE

Double glazed window to front aspect. Storage cupboard.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, panelled bath with electric shower over, part tiled walls, part panelled walls.

OUTSIDE

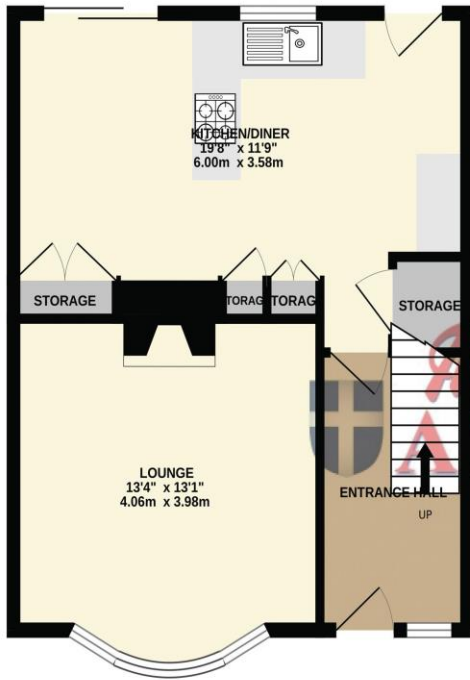
FRONT GARDEN

Laid to lawn with path to front door.

REAR GARDEN

Laid to lawn with decking area, side gated access, outbuilding, shrub/hedge borders, outside tap, outside light, shed to remain, enclosed by timber fence panelling.

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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