

£400,000

Located within the ever sought after location of Newton Leys this four bedroom detached townhouse has been well maintained throughout and provides flexible accommodation with many benefits including separate lounge and kitchen/diner, en-suite to main bedroom, family bathroom, downstairs cloakroom, rear garden and a garage with a driveway.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Two storage cupboards, radiator, stairs to first floor, doors to kitchen/diner, lounge/diner and downstairs cloakroom.

CLOAKROOM

Low level w.c., pedestal wash hand basin, radiator, part tiled walls, tiled floor.

LOUNGE/DINER

Double glazed windows to side and rear aspects, double glazed double doors to garden.

KITCHEN/DINER

Double glazed window to front aspect. Wall mounted and floor standing units with granite work surface over, one and a half bowl sink with mixer tap, integrated fridge/freezer, dishwasher, washing machine and double oven, gas hob and extractor fan, radiator, tiled floor, tiled splash back.

LANDING

Double glazed window to side aspect. Radiator, doors to bedrooms two, three and four, door to family bathroom, stairs to second floor.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, fitted wardrobe.

BEDROOM FOUR

Double glazed windows to side and rear aspects. Radiator.

BATHROOM

Low level w.c., pedestal wash hand basin, bath with power shower over, part tiled walls, tiled floor, heated towel rail.

SECOND FLOOR

BEDROOM ONE

Double glazed window to front aspect, double glazed skylight to rear aspect. Built in wardrobe, radiator, door to en-suite.

EN-SUITE

Double glazed skylight window to rear aspect. Low level w.c., pedestal wash hand basin, shower cubicle, heated towel rail, part tiled walls, tiled floor.

OUTSIDE

GARAGE & PARKING

Up and over door, power and lights, outside tap, eaves storage and ladder, courtesy door to garden, off road parking for two cars.

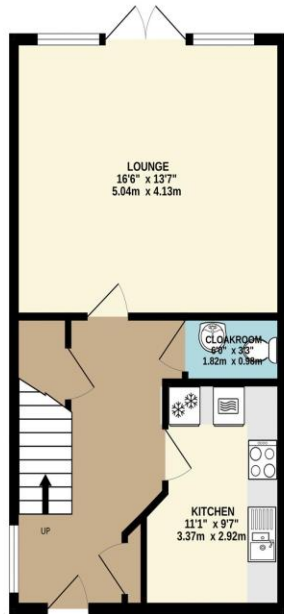
FRONT GARDEN

Mainly laid to gravel with shrub borders.

REAR GARDEN

Mainly laid to lawn with patio area, enclosed by brick wall and wooden fencing panels, outside power.

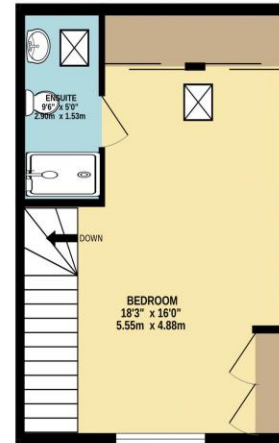
GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.

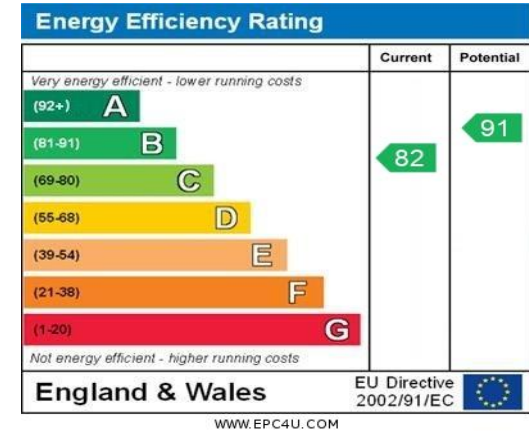


2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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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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