





£410,000

Located on a modern development in Newton Leys is this three/four bedroom terraced town house. The ground floor comprises a kitchen, cloakroom and lounge/diner leading to the rear garden. On the first floor you have a second lounge/bedroom four, bedroom three and a family bathroom and stairs leading to the second floor providing the main bedroom with en-suite, a further double bedroom and shower room. Further benefits include a garage with off road parking.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Stairs to first floor, understairs storage, doors to kitchen, downstairs cloakroom and lounge/diner.

CLOAKROOM

Low level w.c., pedestal wash hand basin, radiator, tiled splash back, tiled floor.

LOUNGE/DINER

Double glazed window to rear aspect, double glazed double doors to garden, two radiators.

KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll top work surface, one and a half stainless steel sink with mixer tap, integrated gas hob, extractor fan and double oven, integrated dishwasher and washing machine, tiled splash back, radiator.

LANDING

Double glazed window to front aspect. Radiator, doors to bedroom three, family bathroom and lounge/bedroom four, stairs to second floor.

LOUNGE/BEDROOM FOUR

Two double glazed windows to rear aspect. Two radiators, mock feature fireplace (electric).

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Low level w.c., pedestal wash hand basin, bath with shower attachment, part tiled walls, radiator.

SECOND FLOOR LANDING

Doors to bedrooms one, two and shower room, storage cupboard, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, fitted wardrobes, door to en-suite.

EN-SUITE

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

BEDROOM TWO

Two double glazed windows to front aspect. Fitted wardrobes, radiator.

SHOWER ROOM

Low level w.c., pedestal wash hand basin, shower cubicle.

OUTSIDE

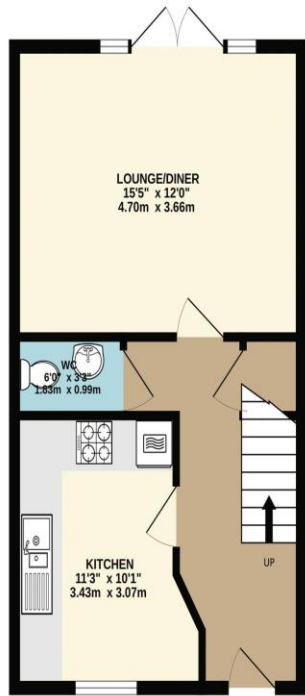
GARAGE & PARKING

Up and over door, power and light, eaves storage, off road parking for three cars.

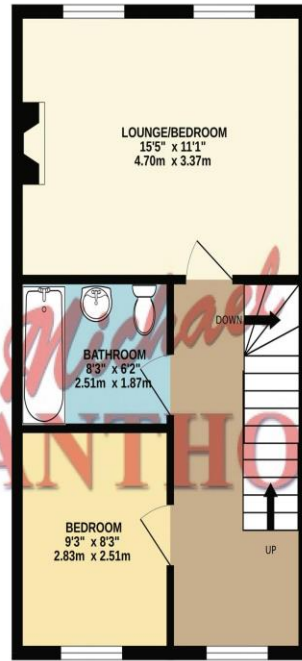
REAR GARDEN

Mainly laid to lawn with patio area, sleeper flower beds, path to garage, two sheds to remain, enclosed by wooden fencing panels.

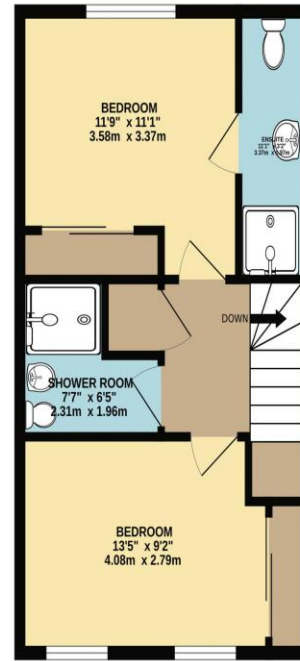
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.

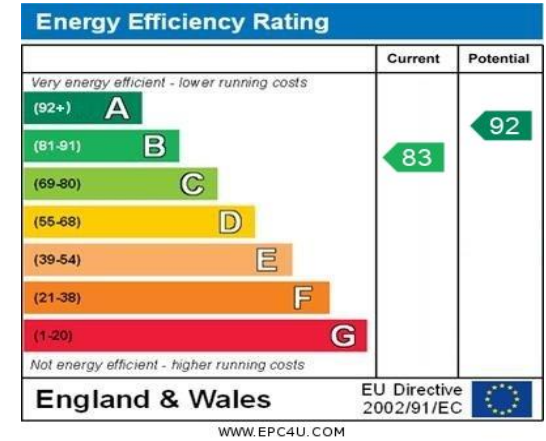


2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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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