





£350,000

Situated in the popular Counties Estate is this three-bedroom semi-detached family home. The ground floor comprises separate reception rooms including a lounge and dining room, kitchen and conservatory. The first floor provides three bedrooms and a family bathroom with separate W.C. Externally you have front and rear gardens with further benefits of a garage and off-road parking for multiple vehicles.

Property Description

ENTRANCE PORCH

Double glazed window to front aspect, UPVC door, tiled floor, radiator. UPVC door to:

ENTRANCE HALL

Double glazed frosted window to front aspect. Stairs rising to first floor, radiator, doors to lounge and kitchen, under stairs storage cupboard.

LOUNGE

Double glazed box window to front aspect. Radiator, feature fireplace, door to dining room.

DINING ROOM

Double glazed sliding door to conservatory. Open to kitchen, door to lounge, radiator.

CONSERVATORY

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

KITCHEN

Double glazed window to rear aspect, double glazed door to garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl composite sink unit with mixer tap, integrated washing machine, dishwasher, under counter fridge and freezer; space for cooker, extractor fan, wall-mounted boiler, tiled splashback.

LANDING

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

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in cupboard.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, built-in cupboard.

BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail, bath with shower over, pedestal wash hand basin, tiled walls.

WC

Double glazed frosted window to side aspect. Low level WC, radiator.

OUTSIDE

GARAGE

Garage with up and over door, courtesy door to garden, window to sided aspect, power and light.

FRONT GARDEN

Off-road parking for two cars. Gravel and flower borders, brick wall.

REAR GARDEN

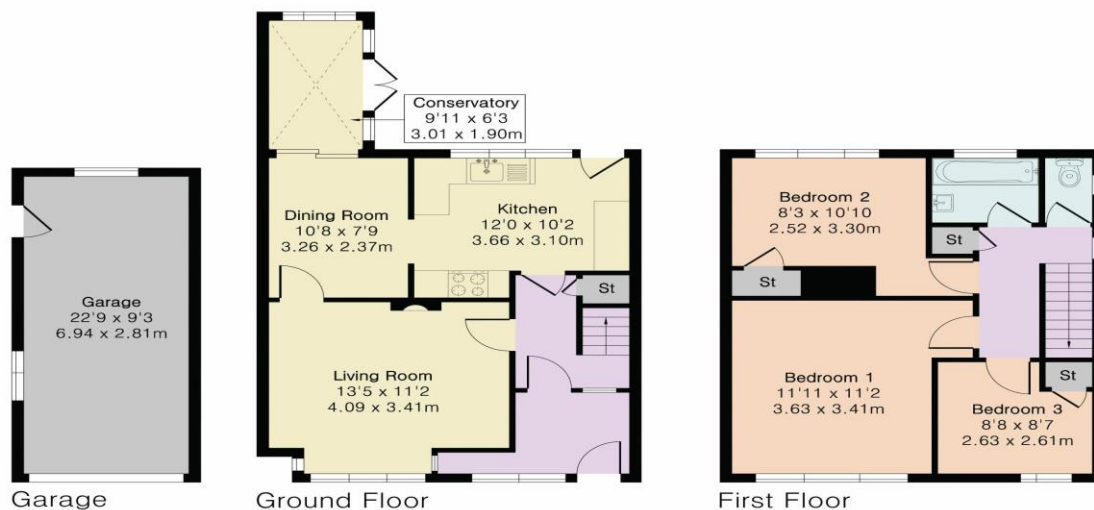
Mainly laid to lawn with patio area, wooden gates to front, enclosed by wooden fence panelling.

Approximate Gross Internal Area 1024 sq ft - 95 sq m (Excluding Garage)

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 486 sq ft – 45 sq m

Garage Area 210 sq ft – 20 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



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