





**£330,000**

Situated in the popular Poets Estate is this three-bedroom semi-detached family home offered with NO CHAIN. The property comprises lounge, dining area, kitchen and bathroom. Externally you have a nice sized rear garden with further benefits providing off road parking.

# Property Description

## ENTRANCE

Composite door to entrance hall.

## ENTRANCE HALL

Frosted double glazed window to front aspect. Stairs to first floor, radiator, doors to lounge and kitchen.

## LOUNGE

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

## DINING ROOM

Double glazed door and window to rear aspect. Radiator.

## KITCHEN

Double glazed window to side aspect, double glazed door to rear. Range of wall mounted and floor standing units with roll edge work surface, space for cooker, dishwasher and washing machine, space for fridge/freezer, stainless steel sink, extractor hood, part tiled walls.

## LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, storage cupboard.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

## BATHROOM

Frosted double glazed window to rear aspect. 'P' shaped bath with shower attachment over mixer tap, heated towel rail, vanity wash hand basin with mixer tap and low level w.c., fully tiled walls.

## OUTSIDE

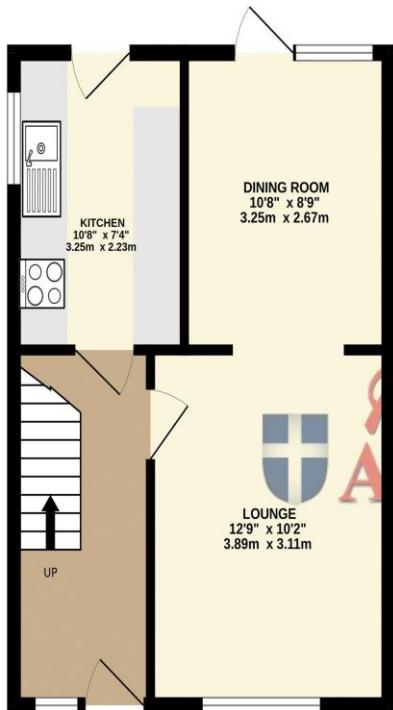
### FRONT GARDEN

Pathway to front door.

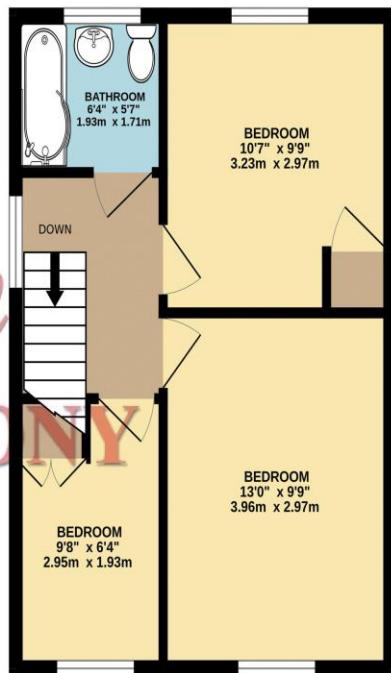
### REAR GARDEN

Patio area, outside tap, mature trees, enclosed by timber fencing panels.

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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 fixtures 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.

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.