





£340,000

Located on the sought after housing development of The Racecourses is this three bedroom semi detached family home positioned in a cul-de-sac location. The property boasts a lounge, kitchen/diner, refitted family bathroom and a converted garage. Further benefits include off road parking and a private rear garden.

Property Description

ENTRANCE

Double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor, radiator, door to lounge.

LOUNGE

Double glazed bay window to front aspect. Storage cupboard, radiator, feature fireplace, door to kitchen.

KITCHEN/DINER

Double glazed window to rear, double glazed sliding door to rear. Range of wall mounted and floor standing units with rolled edge work surface over, breakfast bar, part tiled walls, integrated electric oven and five ring gas hob, extractor hood, integrated microwave oven, integrated fridge/freezer, stainless steel sink with mixer tap, integrated dishwasher and washing machine, radiator.

LANDING

Access to boarded loft space with ladder and light, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM THREE

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

BATHROOM

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

OUTSIDE

CONVERTED GARAGE

Converted garage, wall mounted boiler, pipes for heating, power and light, door to storage space which has loft access to eaves.

FRONT GARDEN

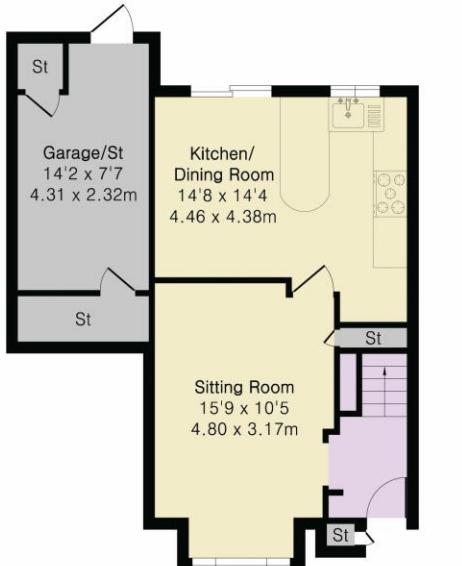
Pathway to front door, bush border, patio area.

REAR GARDEN

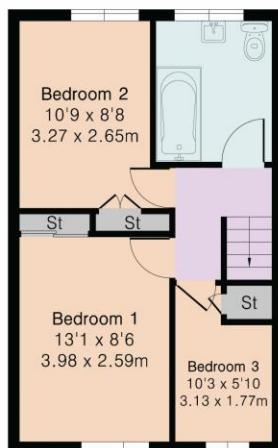
Enclosed by timber fencing panels, laid to lawn with decking area, two sheds, outside tap and light, side gated access, bush/tree border,

**Approximate Gross Internal Area 722 sq ft - 67 sq m
(Excluding Garage)**

Ground Floor Area 369 sq ft - 34 sq m
First Floor Area 353 sq ft - 33 sq m
Garage Area 130 sq ft - 12 sq m

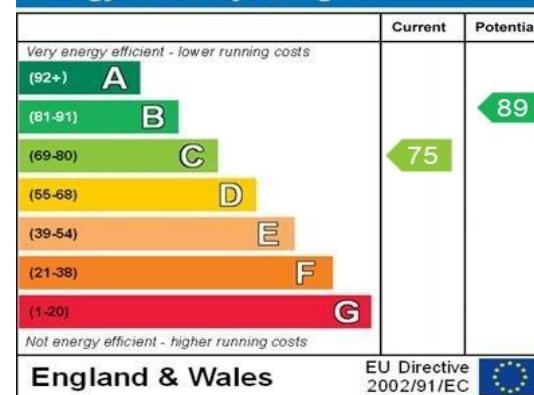


Ground Floor



First Floor

Energy Efficiency Rating



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.

Michael
ANTHONY

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.