



11 Cooks Way AL10 8XT
Guide Price £350,000



2



1



2

Guide Price £350.000-£365.000

Recently improved two bedroom end of terrace house with private driveway and garage, situated in a sought after cul de sac on the south side of town.

This delightful chain free home offers great access to major road links, schools and green space/parkland, and has been much improved by the present owner and now comprises of entrance porch, entrance hall, living room, conservatory, a refitted kitchen with built in appliances, two bedrooms and a refitted shower room. gas radiator central heating with combination boiler, double glazed windows and doors.

Outside there is a small low maintenance garden to the front, a private driveway and garage to the side, The rear garden has been recently landscaped with a new patio, raised planters and lighting.

Early viewing strongly advised to avoid disappointment, please call our team on 01707 270777





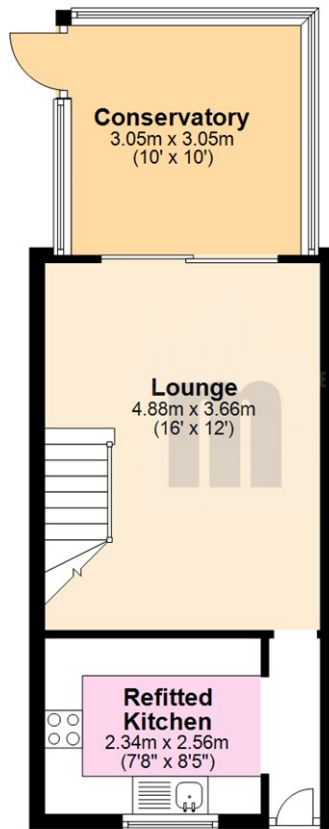




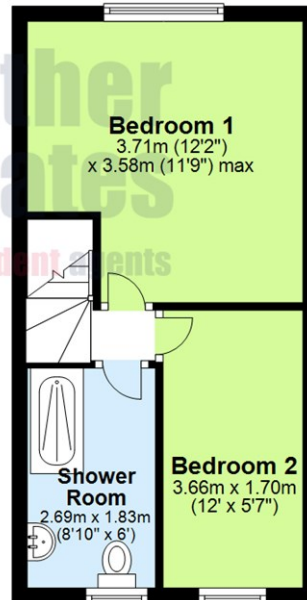


Entrance Hall Part glazed entrance door to front, radiator with decorative cover, recessed down lights, opening to;	Garage Up and over door, power and light, eaves storage, personal door to rear leading to the rear garden.
Refitted Kitchen 7'8" x 8'5" Refitted with a range of wall and base units, complimentary work surfaces and splash back, inset sink/drainers with mixer tap, built in hob with oven under and extractor hood over, integrated fridge/freezer, washing machine and dishwasher, recessed down lights, double glazed window to front.	Rear Garden Designed with low maintenance in mind, patio to the immediate rear extending to a lawn which is bordered by raised planter, LED lighting, power points, personal door to garage.
Lounge 16'00 x 12'00 Double glazed window and door leading to the conservatory, stairs to first floor with recess under, recessed down lights. radiator.	
Conservatory 10'00 x 10'00 Fully double glazed with double doors to the side leading to rear garden, tiled floor with underfloor heating.	
Landing Recessed down lights, doors to:	
Bedroom One 12'2 x 11'9 Double glazed window to rear, radiator.	
Bedroom Two 12'00 x 5'7 Double glazed window to front, radiator, recessed down lights, access to loft.	
Refitted Shower Room 8'10 x 6'00 Refitted suite comprising of glazed double shower cubicle, wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling, heated towel rail, double glazed window to front.	
Front Garden Designed with low maintenance in mind, path to recessed porch, lawn area.	
Private Driveway Providing private off street parking for one vehicle and giving access to the garage and garden.	

Ground Floor



First Floor

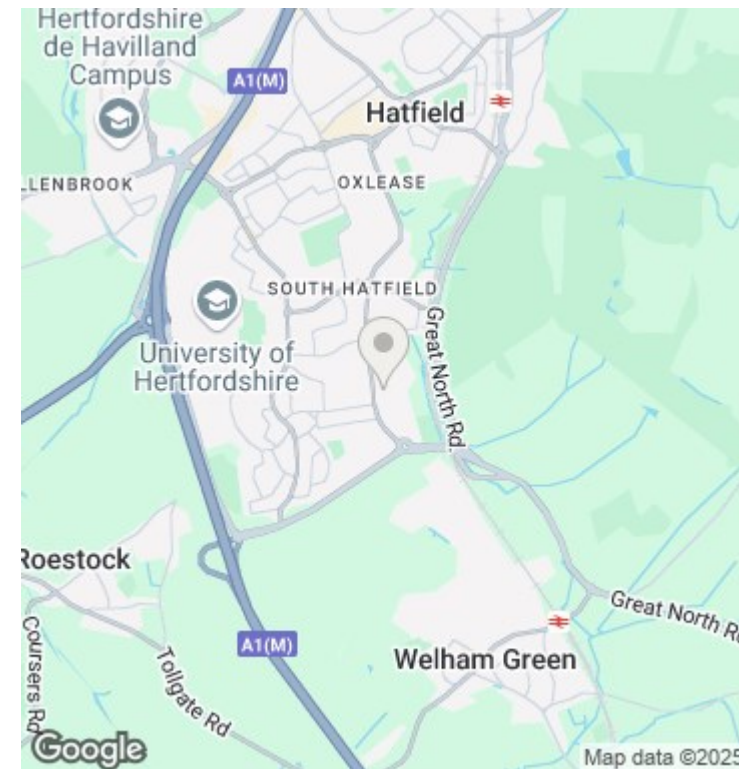


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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