



Good Choice Property Sales are proud to offer for sale this well presented, modern detached property set over three floors in the popular area of Upton, near to schools, parks, shops and major road links.

Accommodation includes entrance hall, living room, kitchen dining room and WC. To the first floor are a family bathroom, bedroom three and bedroom one with en-suite. To the second floor are a shower room, bedroom two and bedroom four. Outside are front and rear gardens with gated access to the car park and road. Other benefits include double glazing, gas radiator heating and two parking spaces. (B/138m2/S)



Key Features:

- DETACHED
- KITCHEN DINING ROOM
- CLOAKROOM
- FOUR DOUBLE BEDROOMS
- EN-SUITE
- FOUR PIECE FAMILY BATHROOM
- SECOND SHOWER ROOM
- SOUTH FACING REAR GARDEN
- TWO CAR PARKING SPACES IN A CAR PARK
- COUNCIL TAX BAND E
- NEAR TO PARKS, SCHOOLS, SHOPS AND MAJOR ROAD LINKS

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If you would like to offer on this property please email the following info to ian@goodchoiceproperty.co.uk

- Your Offer - please advise of how much deposit you will have (ie 10%)
- Your position (ie First Time Buyer, Sold, Buy to let etc)
- If SOLD, your Estate Agent's company name and contact details
- A copy of your mortgage decision in principle (DIP)
- A copy of your ID (drivers licence or passport) and proof of your address (utility bill etc no more than 3 months old)



Entrance Hall

Entered via a composite front door, carpet, stairs to the first floor, alarm box, radiator and doors to the living room and kitchen dining room.

Living Room

6.2m x 3.43m (20'4 x 11'3)

Carpet, two radiators, double glazed windows to the front and rear, cable TV point, and electric fire.

Kitchen Dining Room

7.15m x 4.53m (23'6 x 14'10)

Luxury vinyl tile flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, tiling to water sensitive areas, double electric oven/grill, gas hob, extractor, fitted dishwasher, fridge, freezer and washer dryer. Double glazed windows to the side and rear, double glazed door to the rear, door to the cloakroom, two radiators and double glazed box bay window to the front.

Cloakroom

1.72m x 1.35m (5'8 x 4'5)

Luxury vinyl tile flooring, dual flush WC, pedestal hand basin, extractor, radiator and alarm box.

First Floor Landing

Carpet, double glazed window to the front and rear, stairs to the second floor and doors to:

Bathroom

2.64m x 2.6m max (8'8 x 8'6)

Carpet, dual flush WC, pedestal wash basin, bath with shower attachment, shower cubicle, tiling to water sensitive areas, double glazed window to the rear, extractor and radiator.

Bedroom 1

4.97m x 3.46m (16'4 x 11'4)

Carpet, double glazed window to the front, radiator, dressing area with fitted wardrobes and door to the en-suite.

En-Suite

3.1m x 1.2m (10'2 x 3'11)

Carpet, dual flush WC, pedestal wash basin, shower cubicle, tiling to water sensitive areas, double glazed window to the rear, radiator and extractor.

Bedroom 3

4.2m max x 2.55m (13'9 x 8'5)

Carpet, double glazed windows to the front and side and radiator.

Second Floor Landing

Carpet, double glazed window to the rear, airing cupboard, radiator and doors to:

Bedroom 2

5.34m x 3.53m (17'6 x 11'7)

Carpet, double glazed windows to the front, side and rear and radiator.

Bedroom 4

3.5m x 3.05m (11'6 x 10')

Carpet, double glazed window to the front, loft access and radiator.

Shower Room

2.4m x 2.2m (7'10 x 7'3)

Carpet, dual flush WC, pedestal wash basin, shower cubicle, tiling to water sensitive areas, radiator, extractor and double glazed window to the rear.

Rear Garden

South Facing fence enclosed, mainly laid to lawn with patio seating area, tap, light, power sockets, gated access to the car park and to the road.

Front/Side Garden

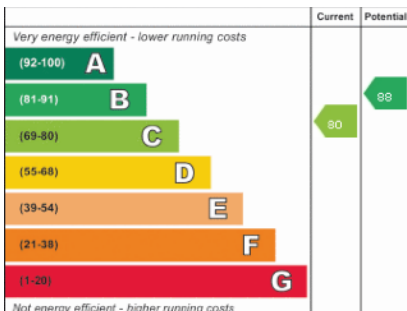
Low maintenance with fence and hedge boundary.

Car Park

Two allocated spaces near to the property.

Agent's Notes

There are service charges related to the property of approx £400 per annum



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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. Viewing strictly by appointment only. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Franklins/Clarity/Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent also refers mortgage advice for which they receive a commission of 25% of the broker's fee.