



Good Choice Property Sales are proud to offer for sale this well presented, modern semi detached property situated in the popular area of Weston Favell, near to schools, shops and Abington Park.

Accommodation includes entrance hall, cloakroom, living room, kitchen dining room and office/gym (part converted garage). To the first floor are three bedrooms with an en-suite to the master and a family bathroom. Outside are front/rear gardens, driveway and garage (A/84m2/S)

Key Features:

- SEMI DETACHED
- KITCHEN DINER
- DOWNSTAIRS WC
- OFFICE/GYM (with own front door via the part converted garage)
- THREE BEDROOMS
- FITTED WARDROBES
- EN-SUITE
- WEST FACING REAR GARDEN
- GARAGE (storage)
- DRIVEWAY
- POPULAR LOCATION
- COUNCIL TAX BAND C



Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Composite front door, porcelain tiled flooring, radiator, stairs to the first floor, doors to the wc and living room.

WC 1.8m x 0.9m (5'11 x 2'11)

Porcelain tiled flooring, dual flush wc, pedestal wash basin, radiator, double glazed window to the front and extractor.

Living Room 5.33m x 3.64m (16'6 x 11'11)

Luxury vinyl tile flooring, TV/Satellite point, double glazed window to the front, two radiators and door to the kitchen/diner.



Kitchen Diner 4.62m x 3.48m (15'2 x 11'5)

Tiled flooring, radiator, cupboard, base and wall units, worktops, electric oven, gas hob, extractor, one and a half stainless steel sink and drainer, fitted dishwasher and washing machine, space for an American style fridge freezer, tiling to water sensitive areas and French doors to the rear garden.

First Floor Landing

Carpet, loft access (ladder & light), cupboard and doors to:

Bathroom 2.54m x 1.63m (8'4 x 5'4)

Luxury vinyl tile flooring, bath with shower over, pedestal wash basin, dual flush wc, radiator, tiling to water sensitive areas, mirror and extractor.



Bedroom 1 3.58m x 3.21m (11'9 x 10'9)

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

En-Suite 2.37m x 1.3m (7'9 x 4'3)

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

Bedroom 2 3.47m x 2.44m (11'5 x 8'0)

Carpet, fitted wardrobe, radiator and double glazed window to the rear.

Bedroom 3 2.42m x 2.09m (7'11 x 6'10)

Carpet, fitted wardrobe, radiator and double glazed window to the rear.



Rear Garden

West facing, fence enclosed, patio, decked seating area, trees, shrubs, tap, light and access to the part converted garage.

Part Converted Garage - Currently used as an office/gym & storage

Office/Gym 2.76m x 3.15m (10'4 x 9'1)

Fully plastered and insulated room with light, power, luxury vinyl tiled flooring, double glazed door to the rear garden and access via the garage door (through the storage area).

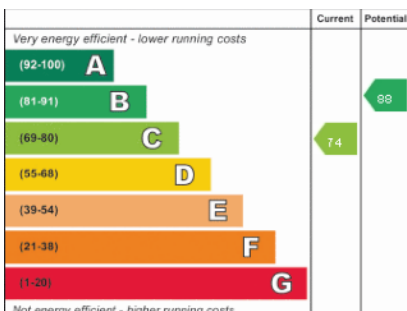
Storage Area 2.9m x 2.95m (9'6 x 9'6)

Light, power, garage door and pedestrian door to the front and door to the office/ gym.

Parking

Driveway for one vehicle

Service charge of £135 per annum



Ian Jackson
 01604 631403
 07799 777968
 ian@goodchoiceproperty.co.uk
 www.goodchoiceproperty.co.uk
 @iangoodchoice



Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.