



Good Choice Property Sales are proud to offer for sale this mature semi detached property situated in the popular area of Delapre, near to shops, schools, parks and major road links.

Accommodation includes entrance hall, living room, kitchen and dining room. To the first floor are three bedrooms, WC and bathroom. Outside are generous rear gardens with off road parking for three cars to the front. (B/84m2/L)

**Key Features:**

- SEMI DETACHED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GENEROUS REAR GARDEN
- OFF ROAD PARKING FOR THREE CARS
- POPULAR LOCATION
- NEAR TO SCHOOLS, PARKS, SHOPS AND MAJOR ROAD LINKS
- COUNCIL TAX BAND B



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



### Entrance Hall

Entered via a composite front door, wood laminate flooring, doors to the living room and dining room, wood panelled walls and stairs to the first floor.

### Living Room 5.26m x 3.64m (17'3 x 11'11)

Carpet, radiator, double glazed window to the front and rear, fireplace, cupboard, satellite TV point and opening to the kitchen.

### Kitchen 4.06m x 2m (13'4 x 6'7)

Vinyl flooring, base and wall units, work surface, stainless steel sink and drainer, tiling to water sensitive areas, space for gas cooker, washing machine, fridge freezer and dishwasher. Double glazed window to the rear, double glazed door to the rear and opening to the dining room.

### Dining Room 3.6m x 3.03m (11'10 x 9'11)

Wood laminate flooring, double glazed windows to the front and side, radiator, opening to the kitchen and door to the hall.



### First Floor Landing

Carpet, double glazed window to the rear, loft access and doors to:

### Bathroom 1.95m x 1.74m (6'5 x 5'9)

Vinyl flooring, pedestal wash basin, bath with shower over, double glazed window to the rear, tiling to water sensitive areas and radiator.

### WC 1.9m x 0.75m (6'3 x 2'6)

Vinyl flooring, dual flush WC and double glazed window to the rear.

### Bedroom 1 4m x 3.65m (13'1 x 12')

Carpet, double glazed window to the front and radiator.

### Bedroom 2 3.6m x 2.7m (11'10 x 8'10)

Carpet, fitted wardrobe, boiler cupboard, double glazed window to the front and radiator.

### Bedroom 3 2.7m x 2.46m (8'10 x 8'1)

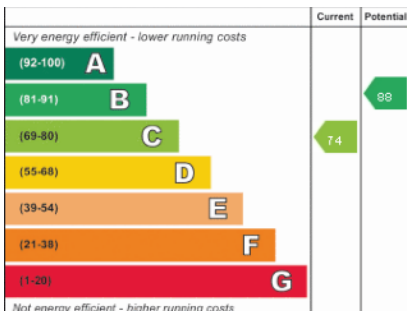
Carpet, double glazed window to the rear and radiator.

### Rear Garden

Fence enclosed, mainly laid to lawn with large patio seating area, light, tap, shed and workshop (no power to workshop).

### Front Garden

Block paved driveway for three cars and gated access to the rear garden.



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**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.