



Good Choice are proud to offer for sale this well presented, modern end of terrace property, situated in the popular area of Upton, nearby to local amenities, schools, major road links and Upton country park.

Accommodation includes entrance hall, living room, kitchen dining room and cloakroom/WC. To the first floor are two double bedrooms and a family bathroom. Outside are front and rear gardens with shared side pedestrian access. Other benefits include double glazing and gas radiator heating, solar panels and a parking space in a residents car park. (B/76m2/S)



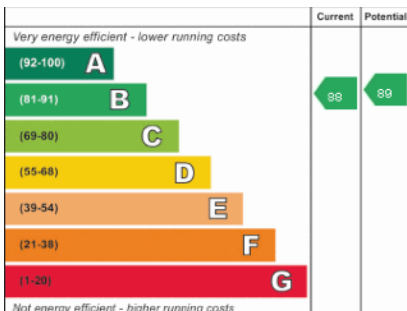
**Key Features:**

- END OF TERRACE
- MODERN PROPERTY
- WELL PRESENTED
- KITCHEN DINER
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- SOUTH EAST FACING REAR GARDEN
- PARKING SPACE IN RESIDENT'S CAR PARK
- SIDE ACCESS
- NEAR TO UPTON COUNTRY PARK, SCHOOLS AND AMENITIES
- 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, wood laminate flooring, radiator, stairs to the first floor, doors leading to:

### Cloakroom 1.5m x 1.16m (4'11 x 3'10)

Tiled flooring and walls, dual flush WC, mounted hand basin with storage under, radiator and double glazed window to the front.

### Kitchen Diner 5.1m max x 3.33m (16'11 x 10'11)

Tiled flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, double electric oven/grill, gas hob, extractor, fitted dishwasher, washing machine and fridge freezer, radiator, cupboard, double glazed window to the front and door to the living room.

### Living Room 4.47m x 3.38m (14'8 x 11'1)

Wood laminate flooring, double glazed French doors to the rear, cable TV point and two radiators.

### First Floor Landing

Carpet, radiator and doors to:

### Bathroom 2.23m x 2.04m (7'4 x 6'8)

Tiled flooring, bath with shower over, mounted wash basin with storage under, dual flush WC, tiling to water sensitive areas, extractor and radiator.

### Bedroom 1 4.45m x 3.05m (14'7 x 10')

Carpet, two double glazed windows to the rear and radiator.

### Bedroom 2 4.47m max x 3.32m (14'8 x 10'11)

Carpet, boiler cupboard, two double glazed windows to the front, loft access (basic storage) and radiator.

### Rear Garden

South East facing, fence and wall enclosed, artificial lawn with large patio seating area, raised beds, shrubs, tap, power socket, light and gated access to the car park.

### Front Garden

Low maintenance with shared and gated side pedestrian access to rear garden.

### Car Park

One allocated parking space in a secure gated car park with access via a key fob.

### Agent's Notes

There is a service charge of approx £45 pcm

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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.