



Good Choice are proud to offer for sale this well presented, modern end of terrace property situated in the popular area of Buckton Fields nearby to local amenities, schools and parks.

Accommodation includes an entrance hall, living room, kitchen diner, utility and WC. To the first floor are two double bedrooms with an en-suite to bedroom one and a family bathroom. Outside are low maintenance rear gardens with gated access. Other benefits include double glazing, gas radiator heating and two side by side parking spaces. (A/65m<sup>2</sup>/S)



**Key Features:**

- MODERN END OF TERRACED PROPERTY
- KITCHEN DINER
- UTILITY & WC
- TWO DOUBLE BEDROOMS
- EN-SUITE
- FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN (with gated access)
- PARKING FOR TWO CARS - SIDE BY SIDE
- NHBC WARRANTY TIL 2027
- COUNCIL TAX BAND C
- NEAR TO SHOPS, SCHOOLS & PARKS

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



**Entrance Hall**

Luxury vinyl tiled flooring, stairs to the first floor, radiator and door to the living room.

**Living Room** 4.4m x 3.17m (14'5 x 10'5)

Wood laminate flooring, 2x radiators, double glazed window to the front, satellite point, cupboard and opening to the kitchen diner.

**Kitchen Diner** 3.2m x 3.16m (10'6 x 10'4)

Luxury vinyl tiled flooring, base and wall units, worktops, one and a half composite sink and drainer, electric hob/oven, splash back, extractor, tiling to water sensitive areas, fitted fridge freezer and dishwasher, radiator, two double glazed windows and French doors to the rear. Opening to the utility area.

**Utility Area** 1.55m x 1m (5'1 x 3'3)

Luxury vinyl tiled flooring, base and wall units, work top, space for a washing machine and boiler.

**WC** 1.55m x 1m (5'1 x 3'3)

Luxury vinyl tiled flooring, dual flush WC, mounted hand basin, tiling to water sensitive areas, radiator and extractor.

**First Floor Landing**

Carpet, loft access (basic storage) and doors to:

**Bathroom** 2.14m x 1.69m (7' x 5'7)

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

**Bedroom 1** 3.38m x 2.59m (11'1 x 8'6)

Carpet, double glazed window to the rear, radiator and door to the en-suite.

**En-Suite** 2.77m max x 1.43m max (9'1 x 4'8)

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

**Bedroom 2** 4.26m max x 2.61m (14' x 8'7)

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



**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Rear Garden**

Fence enclosed, mainly laid to artificial lawn with patio seating area, outside tap and light. Gated rear access leading to the front.

**Parking**

Two side by side parking spaces to the front of the property

**Agent's Notes**

Service charge of approx £150 per annum

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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.