



Good Choice Property Sales are proud to offer for sale this recently refurbished mid terraced property, situated in the popular area of Standens Barn, near to parks, schools, Weston Favell shopping centre and easy access to major road links.

Accommodation includes an entrance hall, living room, dining room, refitted kitchen and WC. To the first floor are three double bedrooms and a refitted shower room. Outside are low maintenance gardens to the front and rear. (A/82m2/M)

**Key Features:**

- RECENTLY REFURBISHED
- IMMACULATLY PRESENTED
- REFITTED KITCHEN WITH FITTED APPLIANCES
- DOWNSTAIRS WC
- LIVING ROOM & DINING ROOM
- THREE DOUBLE BEDROOMS
- REFITTED SHOWER ROOM
- EASY MAINTENANCE FRONT & REAR GARDENS
- TWO OUTBUILDINGS WITH LIGHT/POWER
- COUNCIL TAX BAND A
- NEAR TO SCHOOLS, PARKS, WESTON FAVELL SHOPPING CENTRE & MAJOR ROAD LINKS



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



### Entrance Hall

Composite front door, double glazed window to the front, wood laminate flooring, electric radiator, stairs to the first floor, door to the WC and opening to the kitchen.

### Kitchen

3.54m x 2.85m (11'7 x 9'4)

Vinyl flooring, base and wall units, worktops, one and a half composite sink and drainer, fitted electric oven/grill and microwave, induction hob, splashback, extractor, fitted washing machine, dishwasher and fridge freezer, double glazed window to the rear and opening to the dining room.

### Dining Room

3.56m x 2.71m (11'8 x 8'11)

Wood laminate flooring, electric radiator, double glazed French doors to the rear and opening to the living room.

### Living Room

3.65m x 3.20m (12' x 10'6)

Wood laminate flooring, electric radiator, satellite/cable points, double glazed window to the front and opening to the dining room.

### WC

1.88m x 1.42m (6'2 x 4'8)

Vinyl flooring, dual flush WC, mounted hand basin with storage under, tiling to water sensitive areas and coat/shoe storage.

### First Floor Landing

Carpet, loft access (light/part-boarded), electric radiator and doors to:

### Shower Room

2.31m x 1.4m (7'7 x 4'7)

Vinyl flooring, shower cubicle, dual flush WC, mounted wash basin with storage under, electric towel rail, double glazed window to the front, extractor and tiled walls.

### Bedroom 1

4.15m x 3.19m (13'7 x 10'6)

Carpet, double glazed window to the rear and cupboard (includes boiler).

### Bedroom 2

3.23m x 3.2m (10'7 x 10'6)

Carpet and double glazed window to the front.

### Bedroom 3

2.61m x 2.43m (8'7 x 8')

Carpet, cupboard and double glazed window to the rear.

### Rear Garden

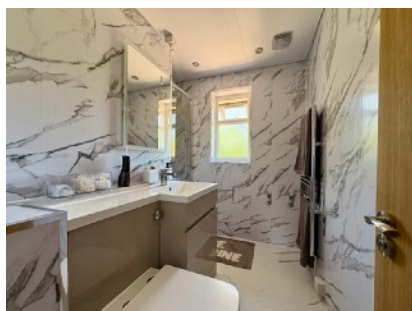
East facing, fence enclosed, low maintenance patio with covered pergola, lights, tap, raised beds, two outbuildings (with light and power - one currently used as a work space)

### Front Garden

Low maintenance with fenced boundary, shrubs/borders and gate.

### Agent's Notes

There is a service charge of approx £135 per annum for the maintenance of the communal areas



The graph shows this property's current and potential energy rating.

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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.