



Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN, this mature semi-detached property, situated in the popular area of Delapre, near to schools, shops, Town Centre and major road links.

Accommodation includes entrance porch, hall, living room, dining room, kitchen breakfast room and outbuildings (which include a utility area, shower and WC). To the first floor are three bedrooms and a shower room. (B/92m2/L)

Key Features:

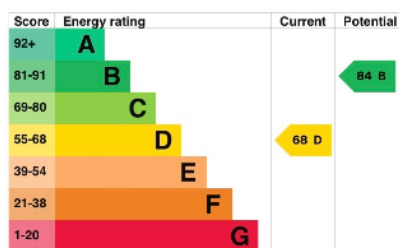
- SEMI-DETACHED
- KITCHEN BREAKFAST ROOM
- OUTBUILDINGS (Including a Utility Area, WC and Shower)
- LIVING ROOM & DINING ROOM
- THREE GOOD SIZED BEDROOMS
- UPSTAIRS SHOWER ROOM
- LARGE WEST FACING REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- COUNCIL TAX BAND B
- NEAR TO SHOPS, SCHOOLS, PARKS, TOWN CENTRE, TRAIN STATION & A45



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



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

Entrance Porch

Entered via a double glazed front door, double glazed windows to the front and glazed door to the hall.

Hall

Carpet, cupboard, radiator, stairs to the first floor and glass panelled door to the living room.

Living Room

3.43m x 4.22m (11'3 x 13'10)

Carpet, radiator, fireplace (gas), cable TV point, double glazed sliding doors to the garden and opening to the dining room.

Dining Room

3.01m x 3.23m (9'11 x 10'7)

Carpet, double glazed window to the rear, radiator, door to the kitchen and door to the outbuildings.

Kitchen Breakfast Room

2.34m x 3.24m (7'8 x 10'8)

Vinyl tiled flooring, base and wall units, worktops, one and a half ceramic sink and drainer, electric oven, gas hob, extractor, tiling to water sensitive areas, space for a fridge, radiator and double glazed window to the front.

Outbuildings

Include a utility area with space for a washing machine, dryer and freezer, a shower room with WC, outside tap and storage area with doors to the front and rear.

First Floor Landing

Carpet, double glazed window to the front, loft access (ladder, light, part boarded) and doors to:

Shower Room

2m x 1.67m (6'7 x 5'6)

Tiled flooring, shower cubicle, dual flush wc, mounted wash basin, tiling to water sensitive areas, radiator, double glazed window to the front, hand grab rails and extractor.

Bedroom 1

3.14m x 4.10m (10'4 x 13'5)

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

Bedroom 2

3.38m x 3.26m (11'1 x 10'8)

Carpet, double glazed window to the rear, radiator and cupboard.

Bedroom 3

2.3m x 3m (7'7 x 9'10)

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

Rear Garden

West facing, fence enclosed, mainly laid to lawn with patio seating area, trees, shrubs, borders, shed and power point.

Front Garden

Low maintenance with off road parking for two cars and access to the outbuildings.

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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.