

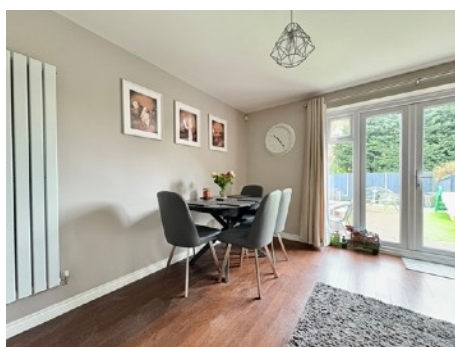


Good Choice Property Sales are proud to offer for sale this modern, semi-detached, three storey town house, situated in the popular village of Moulton, close to schools, parks, Moulton Community centre and major road links.

Accommodation includes entrance hall, kitchen, lounge diner and WC. To the first floor are three bedrooms and a family bathroom with a lobby leading up to the main bedroom and en-suite on the second floor. Outside are front and rear gardens with a driveway for two cars and an oversized garage. (A/107m2/M)

Key Features:

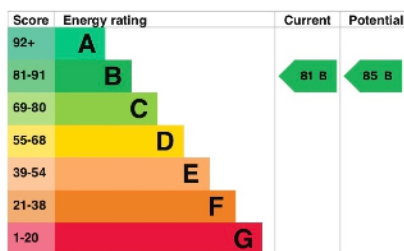
- MODERN SEMI-DETACHED THREE STOREY TOWN HOUSE
- REFITTED KITCHEN
- LOUNGE DINER
- DOWNSTAIRS WC
- FOUR BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- SOUTH FACING - LOW MAINTENANCE REAR GARDEN
- DRIVEWAY FOR TWO CARS
- OVERSIZED GARAGE
- COUNCIL TAX BAND C
- NEAR TO SCHOOLS, PARKS, MOULTON COMMUNITY CENTRE



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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 Hall

Entered via a composite front door, wood laminate flooring, cupboard, radiator, stairs to the first floor and doors to:

Kitchen

3.44m x 3.02m (11'3 x 9'11)

LVT flooring, base and wall units, worktops, splash backs, double electric oven/grill, gas hob, extractor, composite sink and drainer, space for a washing machine and fridge freezer, wine fridge and double glazed window to the front.

WC

1.03m x 1.87m (3'5 x 6'2)

Wood laminate flooring, radiator, pedestal hand basin, dual flush WC, tiling to water sensitive areas and extractor.

Lounge Diner

3.7m x 4.7m (12'2 x 15'5)

Wood laminate flooring, double glazed French doors and windows to the rear, radiator and TV point.

First Floor Landing

Carpet, radiator doors to:

Bathroom

1.65m x 2.53m (5'5 x 8'4)

Vinyl tiled flooring, dual flush WC, pedestal wash basin, bath with shower over, radiator, extractor, mirror and tiling to water sensitive areas.

Bedroom 2

3.38m x 2.52m (11'1 x 8'3)

Carpet, double glazed window to the rear and radiator.

Bedroom 3

2.95m x 2.55m (9'8 x 8'4)

Carpet, double glazed window to the front and radiator.

Bedroom 4

3.54m max x 2.05m (11'7 x 6'9)

Carpet, radiator and double glazed window to the rear.

Lobby

1.6m x 2.16m (5'3 x 7'1)

Carpet, radiator, double glazed window to the front and stairs to the second floor.

Second Floor - Bedroom 1

6.4m max x 4.7m max (21' x 15'5)

Carpet, double glazed window to the front, fitted wardrobes, radiator and door to the en-suite

En-Suite

2.26m x 1.4m (7'5 x 4'7)

Vinyl tiled flooring, shower cubicle, pedestal wash basin, dual flush WC, Velux window, radiator, extractor and tiling to water sensitive areas.

Rear Garden

South facing, fence enclosed, mainly laid to artificial grass, two patio seating areas, tap, power point, access to the garage.

Front Garden

Low maintenance with driveway for two cars leading to an oversized garage and gated access to the rear garden.

Garage

6.14m x 3.23m (20'2 x 10'7)

Electric roller door, light, power, roof storage and double glazed door to the garden.

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