



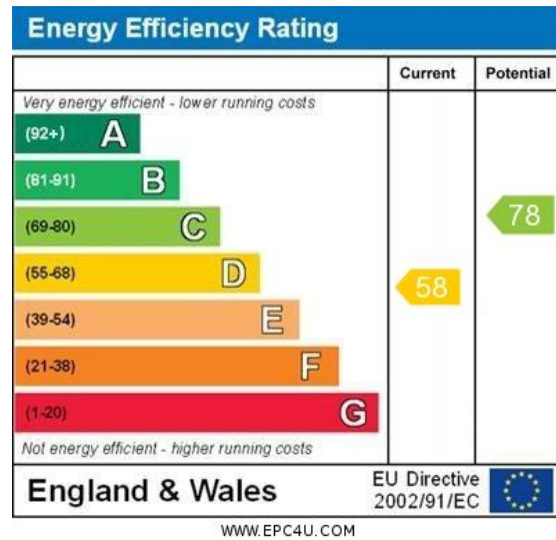
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Tenure
Freehold

Council Tax Band
A

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Asking Price £129,995

- Semi-Detached Family Home
- Sought After Location
- Close To BAE
- Open Plan Living/Dining/Kitchen
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Rear Yard
- Vacant Possession
- Viewing Recommended
- Council Tax Band A, Freehold





Property Description

We are pleased to bring to the market this semi-detached family home in a sought after location, close to local amenities, transport links, schools and BAE. The property would suit a variety of buyers as its in a ready to move into condition. The property comprises of lounge, open plan kitchen/diner/family area, 3 bedrooms and bathroom. The property benefits from central heating, double glazing and a rear yard. Viewing is recommended and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Mono block pathway and side access gate

ENTRANCE HALL

uPVC door with ornate frosted glass, carpeted, staircase and access to lounge/diner

LOUNGE

13' 11" x 9' 5" (4.24m x 2.87m)

Double glazed window, fitted carpets, fire surround with gas brick effect fire and radiator

DINING ROOM

13' 6" x 13' 3" (4.11m x 4.04m)

Double glazed French doors leading to back yard (enclosed), part carpeted, part laminate flooring, breakfast bar with floor base cupboards, under stair storage cupboard, telephone point and radiator

KITCHEN

10' 9" x 7' 1" (3.28m x 2.16m)

Gallery kitchen, double glazed window, modern fitted shaker base and wall units with worktops to compliment, laminate flooring, part tiled walls, integrated dishwasher, inset black 1 and a half bowl with mixer taps, plumbing for washing machine, plumbing for gas cooker, extractor hood and spot lighting

LANDING

Spindle balustrade, access to loft, radiator and doors leading to bedrooms and bathroom

BEDROOM 1

14' 0" x 9' 6" (4.27m x 2.9m)

2 double glazed windows and radiator

BEDROOM 2

10' 8" x 8' 0" (3.25m x 2.44m)

Double glazed window overlooking play park, fitted carpet and radiator

BEDROOM 3

8' 7" x 6' 9" (2.62m x 2.06m)

Double glazed window overlooking play park, fitted carpet and radiator

BATHROOM

7' 7" x 3' 8" (2.31m x 1.12m)

Double glazed frosted window, fully tiled walls and flooring, vanity storage unit housing w.c, integrated wash basin with mixer taps, white bath with mixer taps, overhead shower, folding screen and towel rail

YARD

Enclosed yard with mono block paving, path access to side and front of house and outside tap

VIEWINGS

Key accompanied

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT ** This is non refundable once the AML check has been carried out **

