





Accommodation

A well proportioned three bedroom end terraced house, situated on an exceptional plot, with extensive gardens and no doubt endless opportunities to extend and reconfigure, subject to necessary consents. The property does now offer the scope to update in areas, but with the potential available, this is an exciting opportunity to modernise to personal taste.

The house overlooks the green to the front, offering a nice setting. Vehicle access is available to the rear, leading to the off street parking and single garage. Previously double gates gave access to further parking, ideal for a caravan/campervan and whilst this is currently fenced off, it could be reinstated.

The house occupies a handy location, with ease of access to shops, schools and amenities. The property is also ideal for walkers, with lovely riverside walks close by, whilst also being situated close to the 36 bus route.

On the ground floor there is an entrance hall with stairs rising to the first floor and access to the living room, with an electric fire. There is an open plan kitchen/diner, fitted with a range of units and further understairs storage, whilst double doors lead to the conservatory, which overlooks the rear gardens. To the first floor there is landing with loft access hatch, main bedroom with fitted wardrobes, two further bedrooms and the fully tiled house bathroom, fitted with a three piece suite, including a bath with shower over.

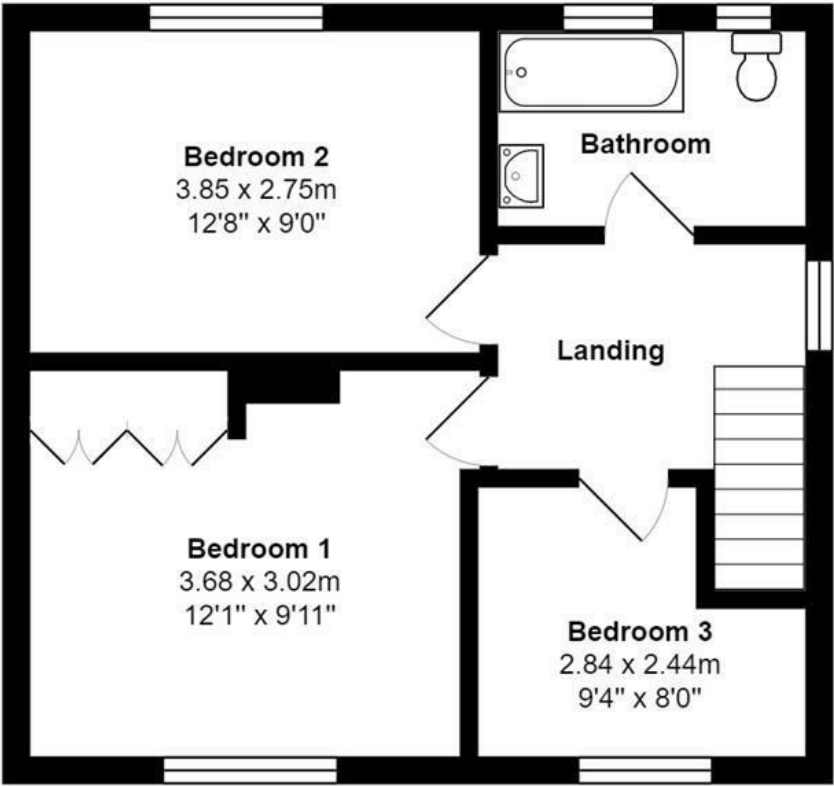
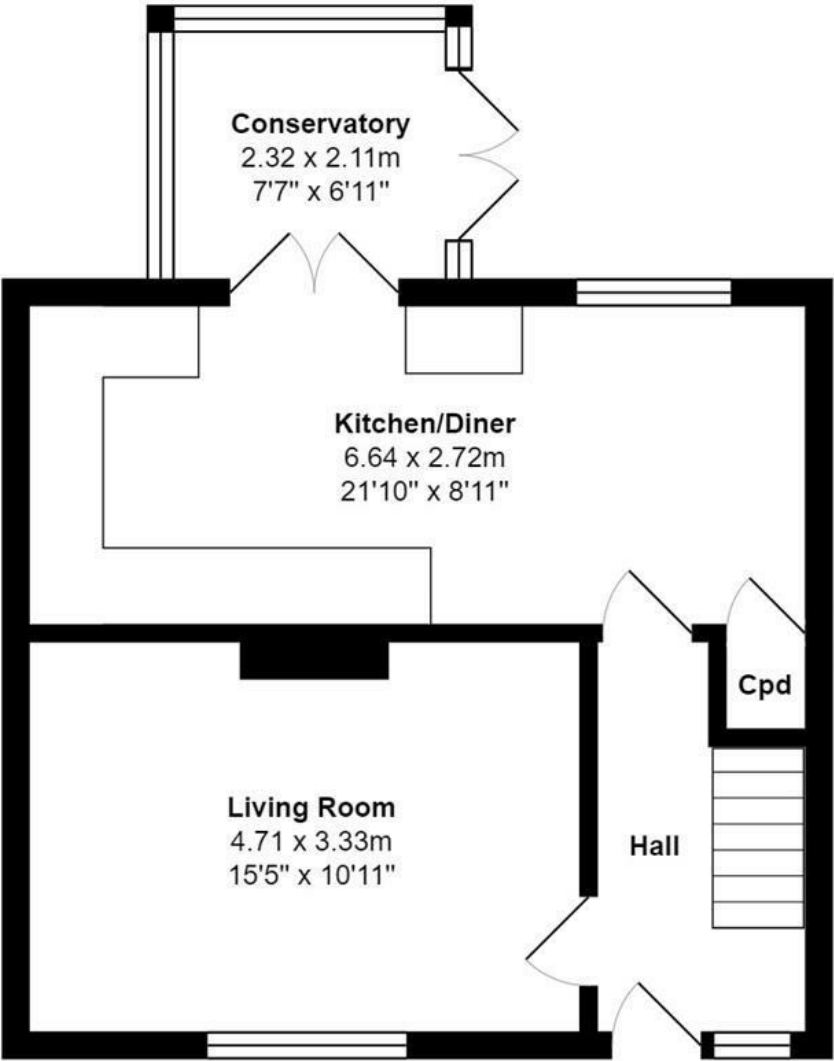
Externally gated access is available to the low maintenance front garden, with further gated access leading to the side of the house. The rear garden is a fantastic size, being fully enclosed and ideal for purchasers with pets and children. The garden is a mix of lawn and gravel, offering a number of seating area, including decked area with covered pergola. A gate leads to the driveway parking, whilst access is also available into the rear of the garage and a timber shed also offers further storage.

This deceptively spacious house is sure to appeal to a variety of purchasers, whilst also being competitively priced.



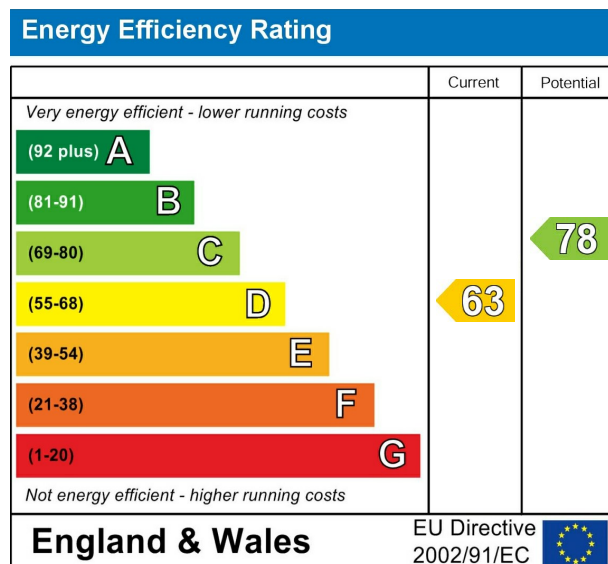


Floorplan





EPC



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MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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