



No.21

Situated in a popular and well-established residential area, this spacious three-bedroom detached property is just a short walk from local shops and the primary school, as well as the town centre, offering convenient access to a wide range of shops, amenities, and well-regarded local schools.

Well loved by the same owner for many years, the property benefits from gas central heating and uPVC double glazing throughout. While already offering comfortable living accommodation, the seller appreciates that the home would now benefit from some cosmetic modernisation, particularly in the kitchen and bathroom areas, providing an exciting opportunity for buyers to add their own style and value.

Inside, the layout is well-proportioned, ideal for family living, and externally, the property benefits from a particularly large garden – perfect for outdoor entertaining or children to play – along with off-road parking to the front.

Whether you're a growing family seeking a forever home in a great location, or an investor looking to enhance and add to your lettings portfolio, this property offers excellent potential and is offered with no onward chain.

- EPC – E
- Council Tax Band – C
- Heating – Gas Central Heating
- Drainage – Mains
- Freehold



A part glazed uPVC door to the front aspect opens into the **Entrance Hall** – Having staircase rising to the first floor accommodation, radiator and under-stairs storage cupboard.

Lounge 4.67 m x 3.31 m (15'3 x 10'10) – Has a uPVC window to the front aspect, radiator and a living flame effect gas fire with marble back panel, hearth and wooden fire surround.

Kitchen 4.37 m x 1.66 m (14'4 x 5'5) – The kitchen has a uPVC window to the rear aspect and door to the side aspect. The kitchen comprises a stainless steel sink unit with mixer tap over and cupboard units at both base and eye level with space and plumbing for washing machine and tumble dryer. The kitchen opens through to the:



Dining Room 3.35 m x 2.59 m (10'11 x 8'5) – Having a uPVC window to the rear aspect overlooking the garden and a radiator.

First Floor Landing - Has doors arranged off to:

Bedroom One 3.64 m x 2.98 m (11'11 x 9'9) - Has a uPVC window to the front aspect, two double built-in wardrobes and a radiator.

Bedroom Two 3.75 m x 2.90 m (12'3 x 9'6) – Has a uPVC window to the rear aspect and a radiator.

Bedroom Three 2.73 m x 2.13 m (8'11 x 6'11) – Has a uPVC window to the rear aspect and a radiator.

Bathroom - Comprises a two-piece coloured bathroom suite of panel bath with mixer shower over and a pedestal wash hand basin. There is a uPVC window to the front aspect, radiator and a built-in airing cupboard.

Separate Wash-Room – Has a uPVC window to the front aspect, radiator and a three-piece suite to comprise low-level WC, pedestal wash handbasin and a bidet. As this is adjacent to Bedroom One, it could make an ideal en-suite.

Outside

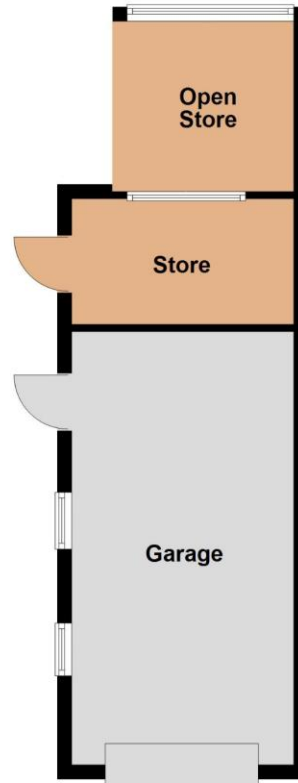
To the front of the property a driveway provides off-road car parking and whilst the extension means that there is no longer vehicle access to the garage, a detached garage assumed to be of asbestos construction with an up and over door still provides useful storage with attached outbuildings.

The large rear garden is laid lawn with fencing to both sides and to the boundary at the rear of the property. A gate at the bottom provides access onto the bank which has an attractive outlook and could be of interest to anyone that enjoys a spot of quiet fishing.

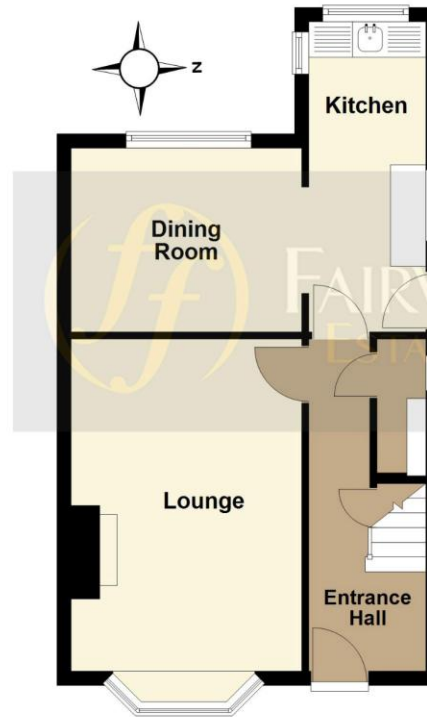




Garage to Rear
Approx. 30.8 sq. metres (332.0 sq. feet)



Ground Floor
Approx. 40.3 sq. metres (433.9 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx 114.8 sq. metres (1236.1 sq. feet)

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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