



**Bycroft Estate Agents** are delighted to present this modern and beautifully presented two bedroom mid terraced house situated in this popular and sought after development in Bradwell close to shops, amenities and schools for all ages. Accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, first floor landing, two double bedrooms, bathroom, front brick weave driveway, enclosed rear garden, double glazing and gas central heating.

#### **ENTRANCE HALL**

entrance door; stairs to first floor; radiator.

#### **CLOAKROOM**

wc; wash hand basin with black matt mixer tap; radiator; frosted window to front aspect.

#### **LOUNGE**

15' 1" x 9' 5" max (4.6m x 2.87m) plus understairs storage cupboard; window to front aspect; radiator.

#### **KITCHEN / DINER**

12' 8" x 8' 2" (3.86m x 2.49m) u-shaped worktop with a range of base cupboards and drawers; built in oven with four ring hob and light and extractor; space and plumbing for washing machine; space for upright fridge freezer; one and a half bowl sink with mixer tap; range of wall units; cupboard housing Ideal Logic gas boiler; window to rear aspect; French doors to rear garden; radiator.

#### **FIRST FLOOR LANDING**

access to roof space.

#### **BEDROOM 1**

11' 0" x 8' 5" (3.35m x 2.57m) plus fitted double wardrobe with sliding doors; two windows to front aspect; radiator.

#### **BEDROOM 2**

12' 8" x 8' 3" (3.86m x 2.51m) window to rear aspect; radiator.

#### **BATHROOM**

bath with mixer tap and mains shower fittings; vanity unit comprising wash hand basin with black matt mixer tap and storage cupboard; wc; extractor fan; heated towel rail.

#### **OUTSIDE**

To the front of the property there is a brick weave driveway with space for two cars standing. To the rear there is an enclosed garden with paved patio, lawn, timber shed and gate providing pedestrian access to the rear.

#### **VIEWINGS**

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

#### **COUNCIL TAX**

This property is currently listed as Band B.

#### **AGENTS NOTE**

There is a management fee payable annually £148.00 approximately.

