



- A substantial and mature semi-detached property
- Sitting room with door to garden and fireplace
- Kitchen connecting well with a separate dining room
- Wet room, utility lobby, front and rear porch
- Three very good sized bedrooms, gas central heating
- Extensive private parking, garage and approx. 150ft rear garden



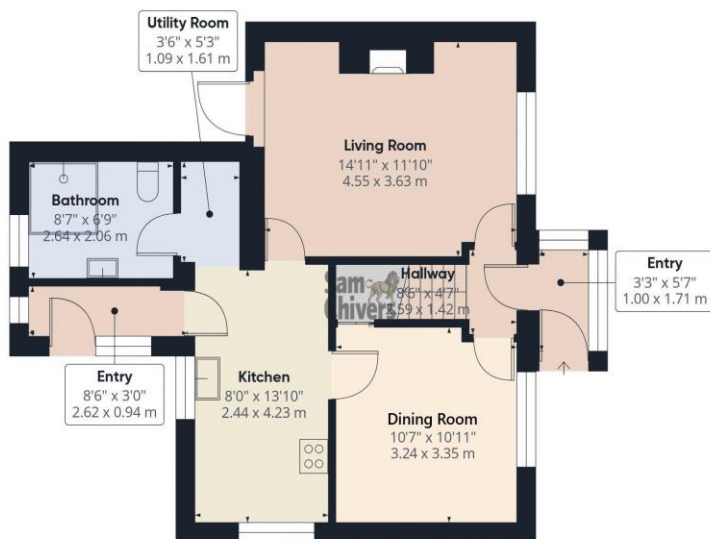
"A substantial and mature semi-detached property which boasts a 150ft level, fully enclosed garden, garage and extensive private parking to front".

The accommodation comprises entrance porch into entrance lobby. On the ground floor there is sitting room with window to front and door to rear garden. A good size kitchen provides a good range of units and opens into the dining room and has a window toward the rear garden. Further more on the ground floor there is a utility lobby with door opening into a professionally fitted wet room. On the first floor are three bedrooms all being of a decent size. Gas central heating and double glazing.

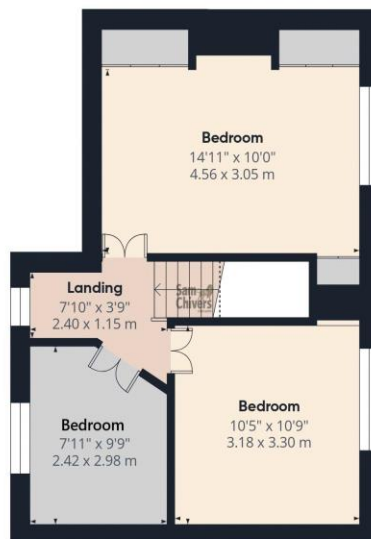
Outside, to front an extensive private parking sits on what was originally the front garden. A side driveway leads to the garage and there is gated access into the garden. The rear garden measures approximately 150ft in length and is mainly laid to lawn, approximately half of the garden will require cultivation having not been tended to for several years. The detached garage has power and lighting.

Tenure: Freehold. **Council Tax Band:** B.

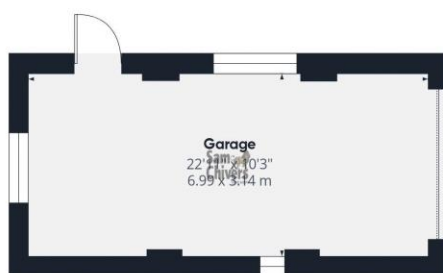




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1202 ft²
111.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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