



## 23 Gemini Grove

Packmoor, ST6 6NP



**Price £150,000**

Here at Carters we would like to welcome this charming, and well looked after, semi-detached home to the market which could be the perfect starter home for first-time buyers to move into and enjoy right from day one.

Situated in a quiet cul-de-sac on a lovely development, this property offers a peaceful retreat from the hustle and bustle of everyday life. Offering a front garden for added kerb appeal and a driveway providing space for up to three vehicles. This delightful property boasts a cosy lounge, generous kitchen/diner, two inviting double bedrooms, and a modern bathroom. The low maintenance back garden provides a tranquil outdoor space where you can relax and unwind morning till late evening.

Conveniently located close to plenty of local amenities and schools, this property offers the ideal blend of comfort and convenience. You'll have everything you need right at your doorstep. With great transport links to the A500/M6, commuting to work or exploring the surrounding areas couldn't be easier. Whether you're heading to the office or planning a weekend getaway, this location offers easy access to wherever you need to go.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and discover the endless possibilities that await you at Gemini Grove.



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## Entrance Hall

UPVC double glazed entrance door to the side elevation.

Radiator. Stairs to the first floor.

## Lounge

15'02 x 9 (4.62m x 2.74m)

UPVC double glazed box bow window to the front elevation.

Coving. Wall lights. Radiator.

## Kitchen/Diner

12 x 8'11 (3.66m x 2.72m)

UPVC double glazed window and UPVC double glazed sliding doors to the rear elevation.

A selection of wall, drawer and base units with laminate work surfaces and a stainless steel inset sink, mixer tap and drainer. A built in electric oven, four ring gas hob and extractor hood. Tiled splashbacks. Space and plumbing for a washing machine. Space for a dryer. Space for a fridge/freezer. Extractor fan. Radiator. Vinyl flooring.

## First Floor Landing

UPVC double glazed window to the side elevation.

Loft access. Airing cupboard.

## Bedroom One

12'01 (max) x 9'09 (3.68m (max) x 2.97m)

UPVC double glazed box bow window to the front elevation.

Built in wardrobe/storage cupboard. Radiator.

## Bedroom Two

12'01 x 6'11 (max) (3.68m x 2.11m (max) )

UPVC double glazed window to the rear elevation.

Radiator.

## Family Bathroom

A three piece suite comprising of a panelled bath with a wall mounted shower, a pedestal hand wash basin and a mid level WC.

Aqua walls. Extractor fan. Shaver point. Radiator. Vinyl flooring.

## Exterior

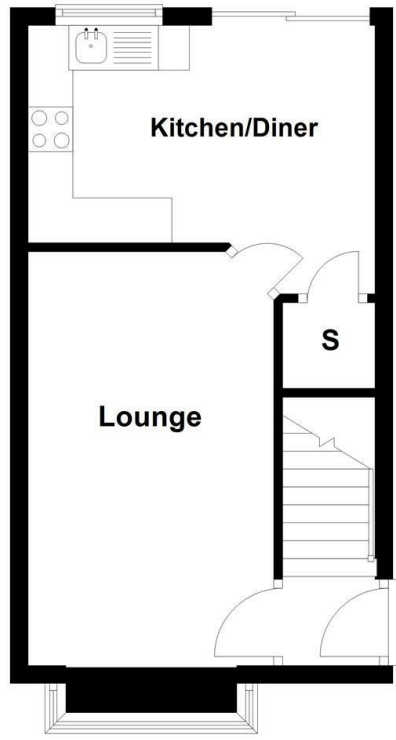
To the front there is a garden area and also a driveway, leading up to and down the side of the property towards the rear, where there is gated access to the back garden.

The back garden is low-maintenance, tiered and paved.

## Additional Information

We are led to believe the property is Freehold and Council Tax Band B.

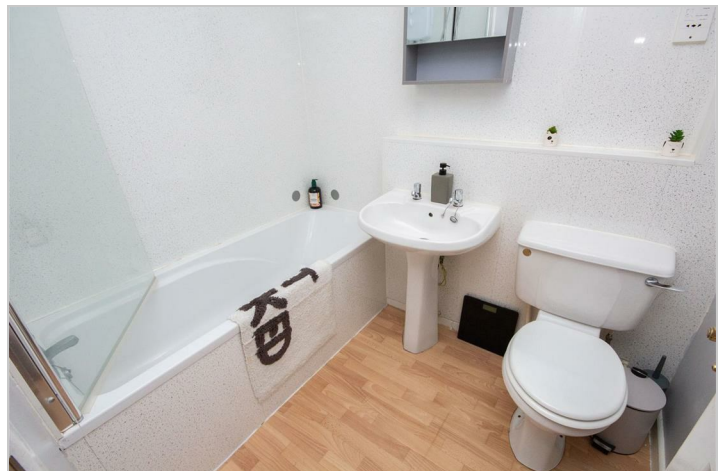
PROPERTY SIZE: APPROX 581 square feet / 54 square metres.



Ground Floor



First Floor



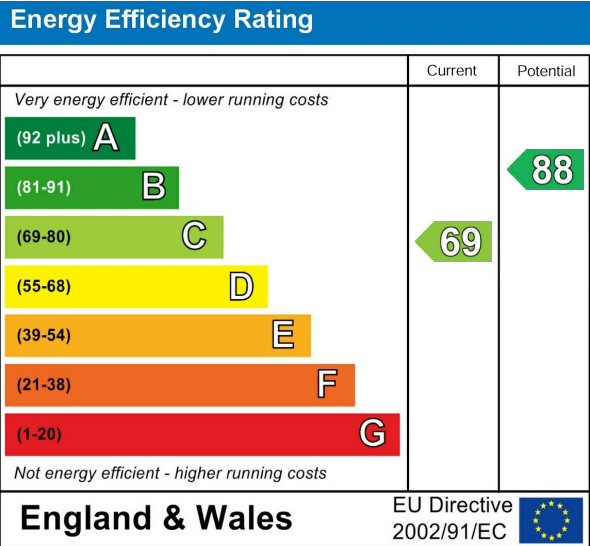
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.