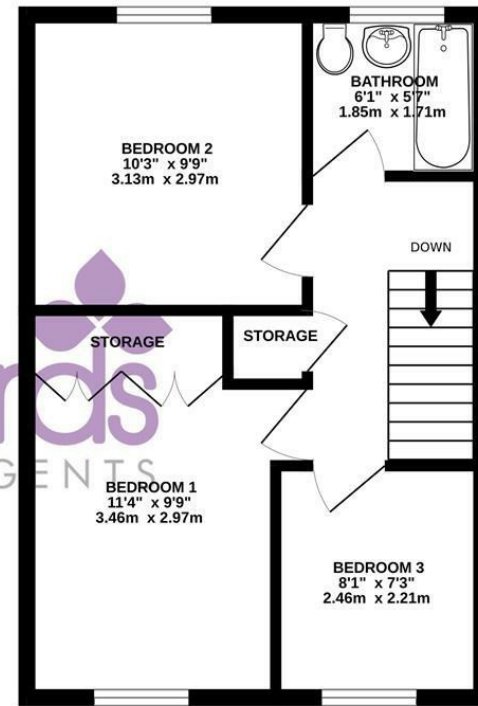
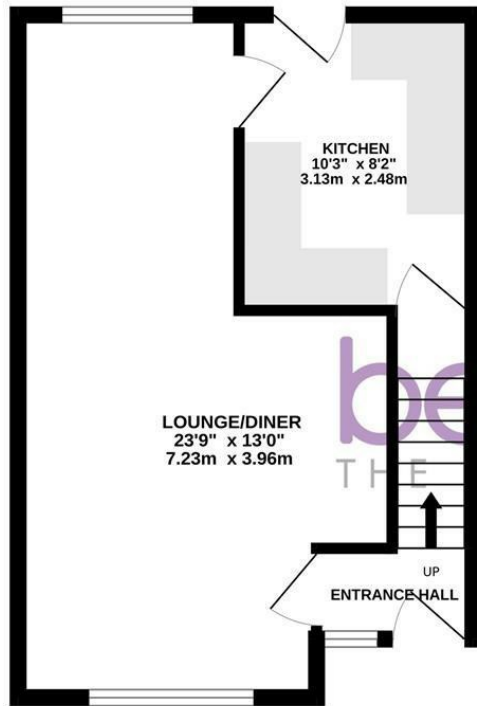


GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

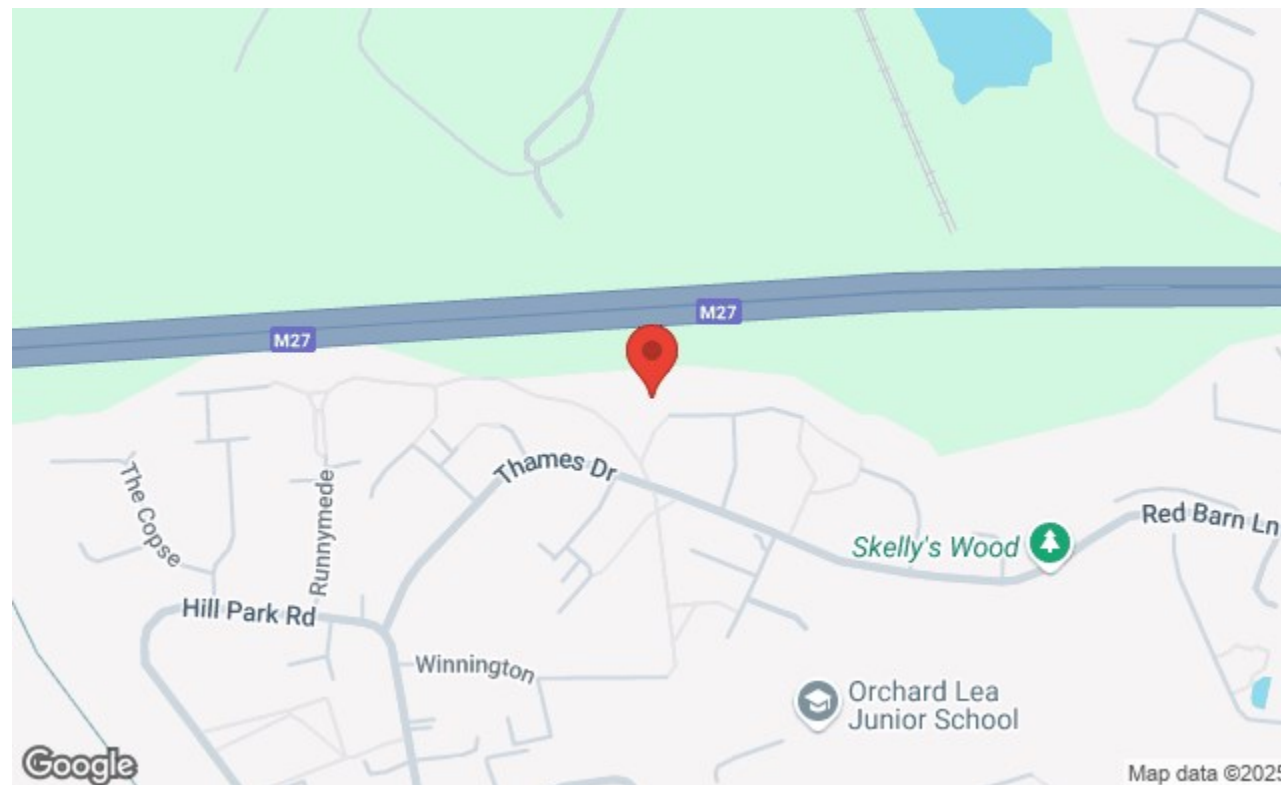
1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## HIGHLIGHTS

- ❖ END OF TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ MODERN FITTED BATHROOM
- ❖ OFF ROAD PARKING
- ❖ CUL-DE-SAC LOCATION
- ❖ ENCLOSED PRIVATE REAR GARDEN
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ IDEAL FOR INVESTORS
- A MUST VIEW

We are thrilled to introduce this meticulously presented three-bedroom family residence to the market.

Situated in a serene cul-de-sac, the property is conveniently located near local shops and amenities, with excellent access to reputable schools and public transportation.

The ground floor features an inviting open-plan lounge/diner area seamlessly connected to a contemporary fitted kitchen. The kitchen boasts ample storage and integrated appliances.

Ascending to the first floor, you'll find

two spacious double bedrooms, with the added convenience of built-in wardrobes in the first bedroom. Completing the first floor is the third bedroom and a stylishly appointed bathroom, featuring a shower over the bath and built-in storage beneath the sink.

Returning downstairs, access to the garden is conveniently available through the kitchen. The rear garden presents a predominantly lawned area, complemented by a generously sized patio – an ideal space to relish in pleasant weather.

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# PROPERTY INFORMATION

**LOUNGE/DINER**  
23'8" \* 12'11" (7.23 \* 3.96)

**KITCHEN**  
10'3" \* 8'1" (3.13 \* 2.48)

**BEDROOM ONE**  
11'4" \* 9'8" (3.46 \* 2.97)

**BEDROOM TWO**  
10'3" \* 9'8" (3.13 \* 2.97)

**BEDROOM THREE**  
8'0" \* 7'3" (2.46 \* 2.21)

**BATHROOM**  
6'0" \* 5'7" (1.85 \* 1.71)

**COUNCIL TAX BAND C**

**ANTI-MONEY LAUNDERING (AML)**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

**BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from

across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

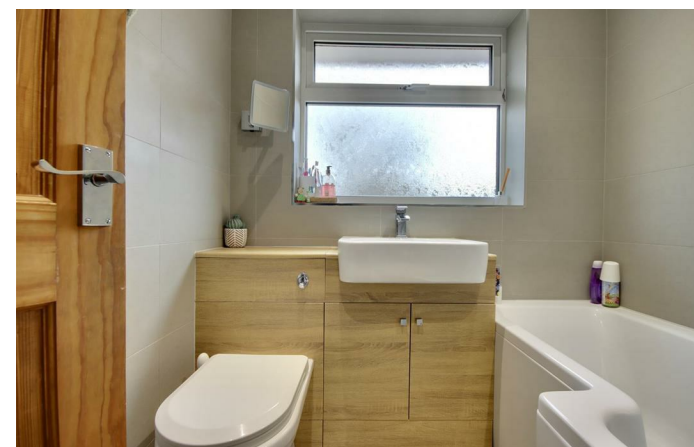
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER CHECK PROCEDURE**

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**REMOVAL QUOTES**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	
72	

EU Directive 2002/91/EC  
England & Wales



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