



Seymour Ave, Stretton



3



1



2



£190,000



## Key Features

- Modern Three Bedroomed Semi Detached Home
- Cul De Sac Location
- Driveway Providing Ample Parking
- Conservatory To Rear
- Re-Fitted Kitchen & Bathroom
- Immediate Vacant Possession
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached property which occupies a pleasant cul de sac location and benefits from immediate vacant possession. The home in brief comprises: - entrance hall, front sitting room with archway leading through to the dining room, conservatory, modern fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms, the master bedroom having an en-suite shower and a well appointed family bathroom. Outside to the front is a fore garden, adjacent to the house is a driveway providing ample parking and to the rear is a pleasant enclosed garden which is well screened and has patio and lawned areas.

### Accommodation In Detail

Composite Upvc contemporary entrance door leading to:

#### Entrance Hall

having fitted laminate flooring, one central heating radiator and staircase rising to first floor.

#### Sitting Room 4.1m x 3.73m (13'6" x 12'2")

having sealed unit double glazed window to front elevation, one central heating radiator, fitted laminate floor and archway leading through to:

#### Dining Room 2.38m x 2.76m (7'10" x 9'1")

having fitted laminate flooring, one central heating radiator, useful understairs storage cupboard and double doors opening through to:

#### Conservatory 2.38m x 3.16m (7'10" x 10'5")

having double glazed Upvc window lights with top openers, tri-polycarbonate panelled roof, Upvc double glazed French doors opening out to the rear garden and fitted laminate flooring.

#### Kitchen 2.27m x 2.75m (7'5" x 9'0")

having a good range of high gloss white fronted base and wall mounted units with complementary rolled edged working

surfaces, four ring gas hob with electric oven under, polycarbonate sink and draining unit, sealed unit double glazed window to rear elevation, fitted boiler, one central heating radiator and ceramic tiling to floor.

### On The First Floor

#### Landing

having obscure double glazed window to side elevation and access to loft.

#### Bedroom One

having double glazed window to front elevation and one central heating radiator.

#### En-Suite Shower Enclosure

having tiled shower enclosure with thermostatic shower, glass and chrome shower door, access to airing cupboard and one central heating radiator.

#### Bedroom Two 2.44m x 2.88m (8'0" x 9'5")

having double glazed window to rear elevation and one central heating radiator.

#### Bedroom Three 2.44m x 1.87m (8'0" x 6'1")

having double glazed window to rear elevation and one central heating radiator.

#### Bathroom

having modern contemporary suite comprising side fill panelled bath, wash basin with pillar mixer taps surmounted on a stand, low level wc, full tiling complement to floor and walls, fitted extractor vent, sun tube and one central heating radiator.

### Outside

A driveway to the side provides ample parking and there is a small mainly lawned fore garden. To the rear are two patio areas, the main garden being laid to lawn. The garden is well enclosed by timber fencing.





### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

### Note

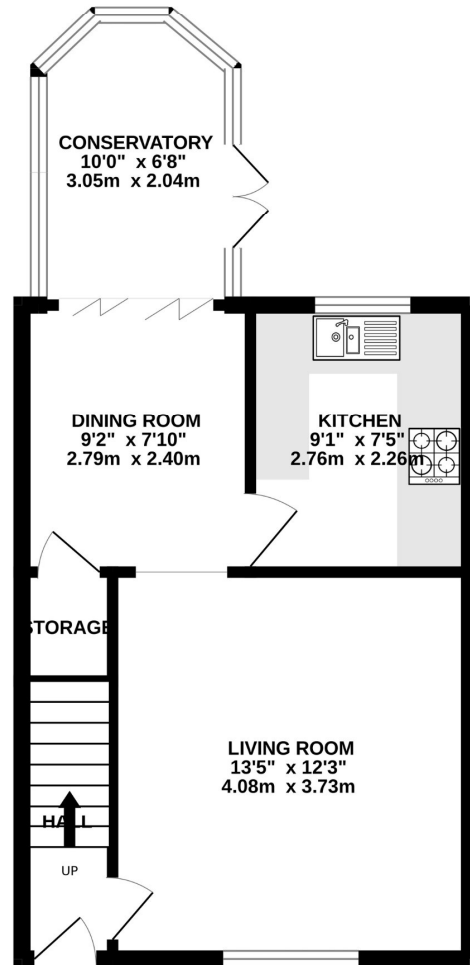
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



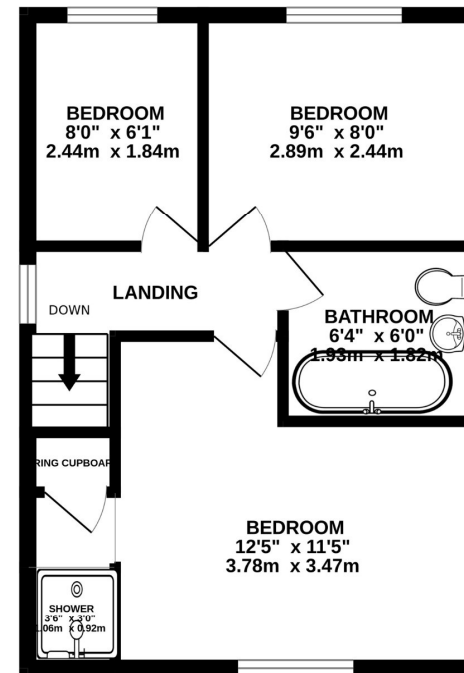




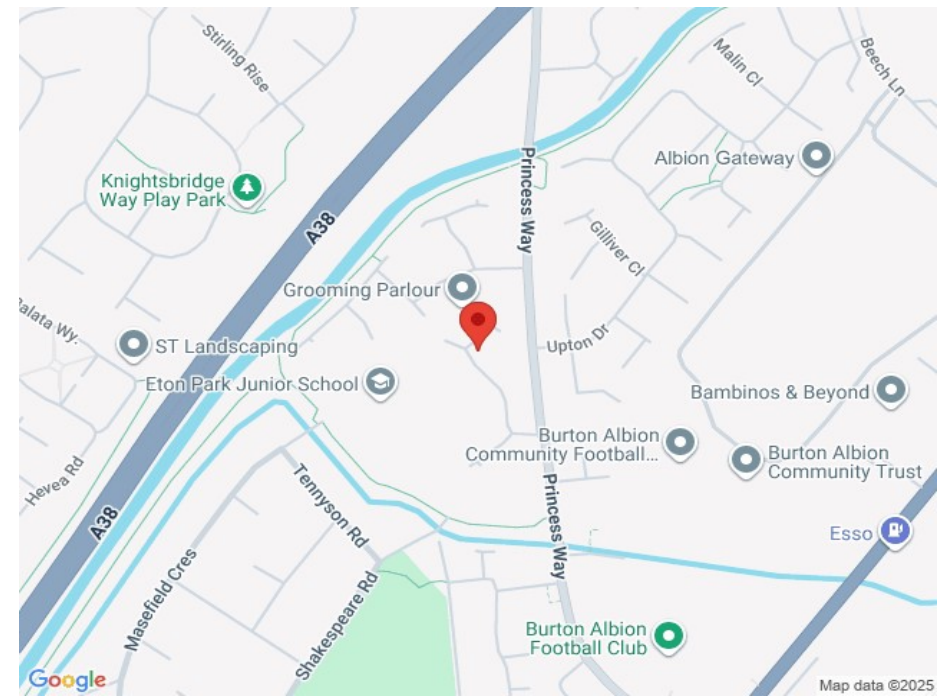
GROUND FLOOR



1ST FLOOR







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	74	80
<b>A</b>		
(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>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		