



Offered to the market with NO ONWARD CHAIN, this THREE BEDROOM DETACHED family home is in need of modernisation and boasts spacious accommodation throughout. Internally, the property comprises an entrance hall, two reception rooms, a kitchen, a large conservatory, and a shower room. The first floor features three bedrooms and a bathroom. Externally, there is ample PARKING, a detached GARAGE, and an enclosed rear garden with a patio.

MISREPRESENTATION ACT 1967.

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**HALLWAY**

uPVC door, radiator, and stairs to the first floor.

**LIVING ROOM**

15'1 x 12'5 (4.60m x 3.78m)

uPVC double glazed window, radiator, and gas fire.



**DINING ROOM**

12 x 11'2 (3.66m x 3.40m)

uPVC double glazed window, built in cupboard, and radiator.



**KITCHEN**

7'1 x 12 (2.16m x 3.66m )

Two uPVC double glazed windows, a range of base and wall units, breakfast bar, Rayburn cooker, four ring electric hob, integral oven and grill, stainless steel double sink with mixer tap, and tiled flooring.



**SHOWER ROOM**

7'6 x 4'7 (2.29m x 1.40m )

Three uPVC double glazed windows, wall mounted shower fitting, WC with push flush, pedestal wash basin with mixer tap, and tiled walls and flooring.



**CONSERVATORY**

10'10 x 27'9 (3.30m x 8.46m)

Two uPVC doors, double glazed windows on three aspects, plumbing for a washing machine, radiator, and tiled flooring.



**LANDING**

uPVC double glazed window and loft access.

**BEDROOM ONE**

15'2 x 12'7 (4.62m x 3.84m)

uPVC double glazed window, radiator, and built in cupboard housing the Alpha combi boiler.



**BEDROOM TWO**

12 x 12'3 (3.66m x 3.73m)

uPVC double glazed window and radiator.



**BEDROOM THREE**

7'1 x 9'1 (2.16m x 2.77m)

uPVC double glazed window and radiator.



**BATHROOM**

4'5 x 9'1 (1.35m x 2.77m)

Two double glazed windows, bath, WC with push flush, pedestal wash basin, and radiator.

**EXTERIOR**

The property features ample parking space at the front. To the rear, you'll find a patio area and a low maintenance garden that boasts established fruit trees, providing a pleasant and functional outdoor space.



**GARAGE**

21'11 17'11 (6.68m 5.46m)

Double doors, two windows, and light and power.

**NOTES**

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: TBC