





Situated in a sought-after location, this modern end of terrace townhouse offers a comfortable and spacious feel. Boasting three bedrooms, this property is perfect for families. The contemporary interior is move-in ready, ensuring a smooth transition for its new owners. The open plan lounge dining area is ideal for entertaining guests or enjoying family time. The property benefits from the added bonus of a detached garage and off-road parking, offering space for vehicles and additional storage.

This townhouse is a perfect blend of style, functionality, and location, making it a must-see for anyone in search of their dream home. Book a viewing today to fully appreciate all the features this property has to offer.

Council Tax band: C

Tenure: Leasehold

- End Of Terrace Town House
- Open Plan Lounge Dining
- Three Bedrooms
- Modern Throughout - Move In Ready
- Conservatory
- Detached Garage
- Sought After Location
- Off Road Parking





### Entrance Hall

Front door into hallway with doors leading into kitchen, wc and open plan lounge dining. Stairs to 1st floor.

### Kitchen

10' 3" x 9' 0" (3.12m x 2.75m)

An excellent range of eye and low level units incorporating a ceramic sink and drainer unit. Built in gas hob with canopy style extractor over and built in double oven. Plumbed for both washing machine and dishwasher, partly tiled walls and bay window to front.

### Lounge Dining

13' 5" x 18' 9" (4.10m x 5.72m)

Open plan lounge dining with French doors into conservatory. Built in media wall and three sky lights.

### WC

Two piece suite comprising low level WC and pedestal wash hand basin. Understairs nook for storage.

### Conservatory

10' 4" x 7' 4" (3.15m x 2.24m)

French doors into garden.

### 1st Floor Landing

Doors leading to both bedrooms and bathroom. Stairs up to 2nd floor landing.

### Bedroom Two

13' 6" x 16' 2" (4.11m x 4.92m)

Fitted/Built in wardrobes and two windows to front.

### Bedroom Three

6' 8" x 10' 9" (2.03m x 3.27m)

Window to rear.

### Bathroom

6' 4" x 6' 6" (1.93m x 1.99m)

Three piece suite comprising 'P' shaped bath with mixer shower over and screen. Pedestal wash hand basin and low level WC. Window to rear.

### Bedroom One

11' 6" x 13' 5" (3.50m x 4.10m)





**Bedroom One**

11' 6" x 13' 5" (3.50m x 4.10m)

Window to front and sky light. Loft Access, storage cupboard with boiler and study area with window to rear. Additional measurements - 1.40 X 4.20 Door into En-suite. En-Suite

Three piece suite comprising double shower cubicle, pedestal wash hand basin and low level WC. Window to rear

**Garage**

Lighting and electrics. Up and over door to front.

**Rear Garden**

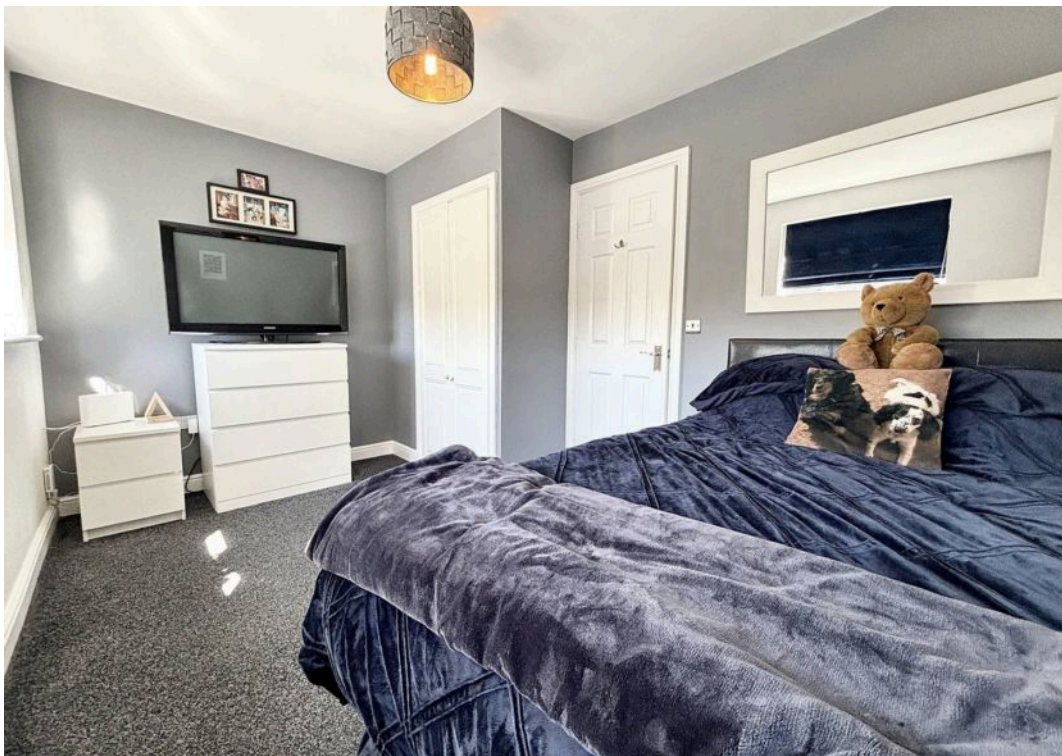
Enclosed rear garden, all flagged. Gate to side leading to garage and parking. Outside tap.



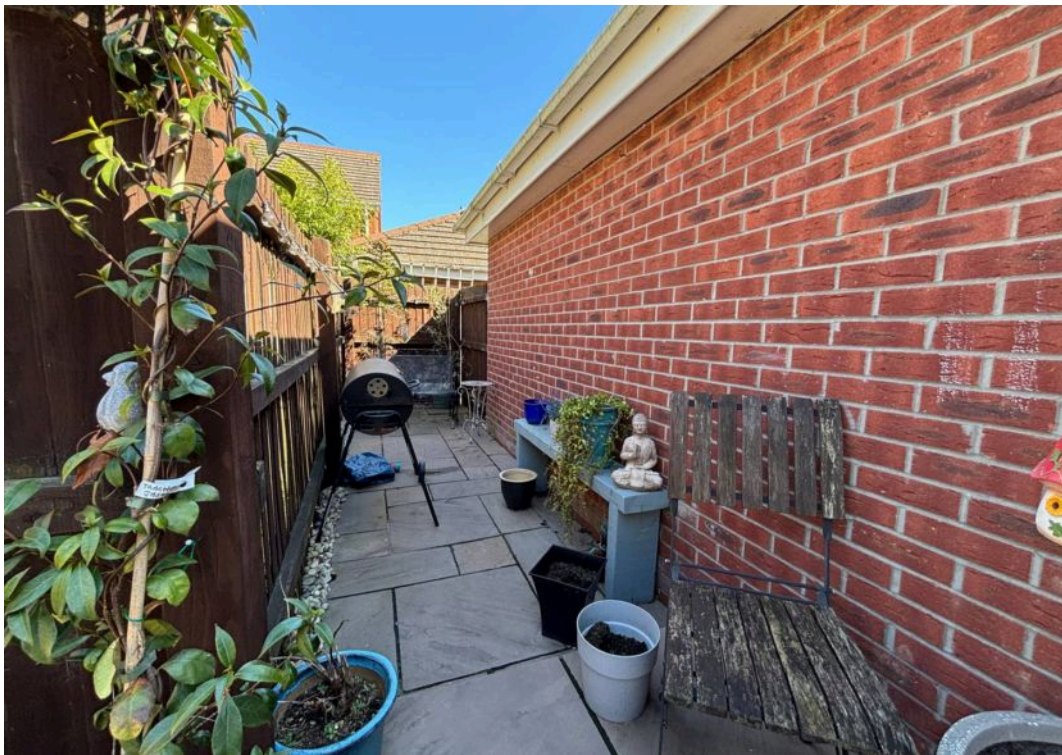




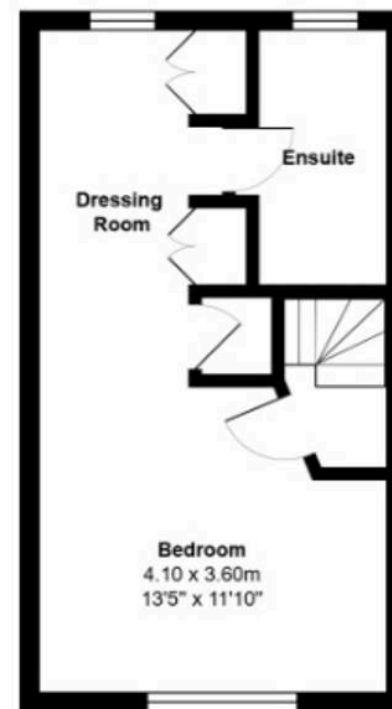
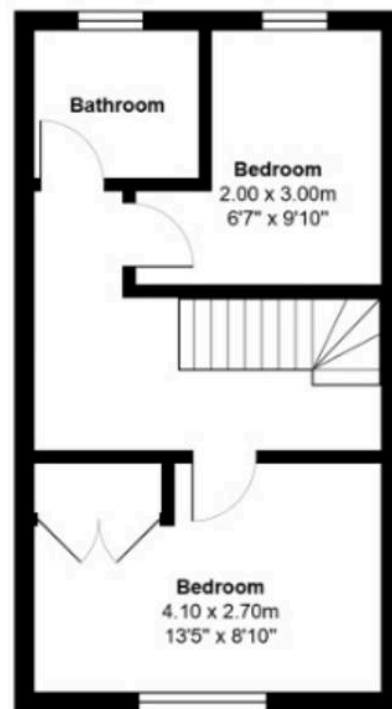
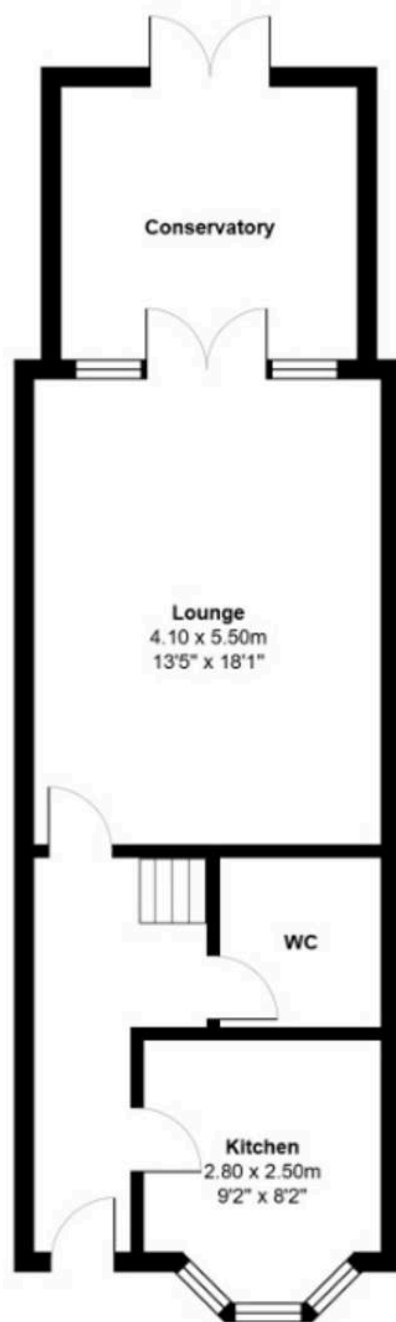












Total Area: 119.4 m<sup>2</sup> ... 1285 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Victoria Estates & Property Management

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