



Three bedroom semi detached house with additional reception room/forth bedroom. The property comprises of lounge and further reception room, kitchen/dining room, utility room, ground floor shower room and first floor bathroom. **EXTREMELY GENEROUS GARDEN SIZE! NO ONWARD CHAIN!**  
Requires new DPC

THIS PROPERTY IS SOLD AS SEEN



Approached via front door into:

**ENTRANCE HALL**

Radiators, stairs to first floor landing, doors into:

**LOUNGE/POTENTIALLY FOURTH BEDROOM**

10'5" x 10'1" (3.18 x 3.09)

Window to front aspect, radiator, no working light.

**UTILITY ROOM**

9'3" x 7'0" reducing to 5'10" (2.82 x 2.14 reducing to 1.78)

Window to side aspect, base units with worktop, sink and drainer, wall mounted gas boiler, space for appliances, radiator, door to storage cupboard with window. Door into:

**SHOWER ROOM**

White WC, wash hand basin, shower cubicle, window to side aspect, radiator.

**KITCHEN**

13'8" x 11'3" reducing to 10'0" (4.17 x 3.43 reducing to 3.07)

Base and wall units, worktop, sink and drainer, window to rear aspect, radiator, space for cooker and further appliances, strip lights, arch into:

**REAR LOBBY**

Window to side aspect, door to side aspect, large opening into:

**LOUNGE/ADDITIONAL RECEPTION ROOM**

13'1" x 9'9" (4.0 x 2.98)

Two windows to rear aspect, further window to side aspect, radiator.

**FIRST FLOOR LANDING**

Window to front aspect, access into loft.

**BEDROOM TWO**

10'8" x 10'2" (3.26 x 3.12)

Window to front aspect, radiator.

**BEDROOM ONE**

13'8" reducing to 10'9" x 11'4" (4.19 reducing to 3.29 x 3.46)

Two windows to rear aspect, radiator.

**BEDROOM THREE**

10'11" x 7'2" (3.34 x 2.20)

Window to side aspect, radiator.

**BATHROOM**

WC, wash hand basin, bath, window to side aspect, radiator.

**OUTSIDE**

Pathway leading to the front door, access to rear gardens via wooden gate. The rear gardens are of a generous size.

**AGENTS NOTE:**

There is evidence of damp in the property.

**TWO RIVERS HOUSING**

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan a This property is SOLD AS SEEN - REQUIRES NEW DPC

**DISCLAIMER**

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

