







### Property Description

A modern two-bedroom end-terrace house, situated in a cul-de-sac location in the popular Windsor Meadows development, just off Cippenham Lane. The property is well located to all local amenities, within walking distance of Asda supermarket & Westgate Academy School, & Junction 6 of the M4 motorway is within driving distance.

It benefits from 15ft lounge, GCH, 11ft kitchen, family bathroom, private rear garden & allocated parking space.

### Entrance Hall

Storage cupboard, gas meter

### Lounge

5' 7" x 11' ( 4.75m x 3.35m )  
front aspect window, stairs to first floor

### Kitchen

11' x 9' 3" ( 3.35m x 2.82m )  
Rear aspect window, range of wall & base units, single drainer sink unit with cupboard under, electric cooker point, space for fridge freezer, wall mounted boiler, door to rear garden

### First Floor

### Landing

Access to loft

### Bedroom One

10' 2" x 9' 1" to wardrobe ( 3.10m x 2.77m to wardrobe )  
Front aspect window, fitted wardrobes, radiator, built-in airing cupboard

### Bedroom Two

8' 10" x 6' 8" to wardrobe ( 2.69m x 2.03m to wardrobe )  
Rear aspect window, fitted wardrobes, radiator

### Bathroom

Side aspect window, paneled bath, wash hand basin, WC, RADIATOR, PART-TILED

### Outside

### To The Front

Small front garden, one allocated parking space

## To The Rear

Mainly laid to lawn, patio area, shed, gate for side access







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold



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