







### Property Description

The property offered for sale is a four bedroom semi-detached house situated in the popular Baylis Road area & is within walking distance of local shops & schools.

The property benefits from three reception rooms, fitted kitchen with oven and hob, GCH to radiators, double glazing, downstairs cloakroom, en-suite to second floor bedroom, rear garden with outbuilding with power & lighting.

### Entrance Hall

Front aspect window, tiled floor

### Cloakroom

Rear aspect window, WC, wash hand basin, heated towel rail, extractor fan, fully tiled

### Lounge

12' max x 11' 9" max ( 3.66m max x 3.58m max )  
Front aspect window, radiator, wood flooring

### Dining Room

12' 11" to door recess x 11' 9" max ( 3.94m to door recess x 3.58m max )  
Wood floor, door to garden

### Reception Room

10' 7" max x 9' 7" max ( 3.23m max x 2.92m max )  
Side aspect window, tiled floor, door to garden

### Kitchen

9' 10" x 7' 9" ( 3.00m x 2.36m )  
Side aspect windows, range of wall & base units, two and a half bowl sink unit with mixer tap & cupboard under, gas cooker point, space for fridge freezer

### First Floor

### Landing

Radiator

### Bedroom One

11' 9" max x 9' 10" max ( 3.58m max x 3.00m max )  
Front aspect window, radiator, wood floor

## Bedroom Two

10' x 8' 8" ( 3.05m x 2.64m )

Rear aspect window, radiator, built-in cupboard, wood floor

## Bedroom Three

9' 10" x 7' 10" ( 3.00m x 2.39m )

Rear aspect window, radiator, wood floor

## Bathroom

Rear aspect window, bath with mixer tap & shower attachment, wash hand basin, WC, heated towel rail, extractor fan, fully tiled

## Second Floor

### Bedroom Four

Front & rear aspect skylights, eaves storage, wall mounted boiler, radiator, wood floor, height restrictions

### En-Suite

Front aspect skylight, shower cubicle, wash hand basin, WC, heated towel rail, extractor fan, fully tiled

## Outside

### Rear Garden

Laid to concrete, shed, gate to front

### Outbuilding

14' 2" max x 13' 2" max ( 4.32m max x 4.01m max )

Front aspect window, power & lights







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111 High Street  
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EPC Rating: D      Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: SGH311175 - 0002

