





Property Description

Welcoming to the market is the exciting opportunity to acquire this immaculately presented three bedroom terraced home, situated in a popular residential location. Benefiting from three double bedrooms, kitchen, lounge, bathroom, separate W.C., front & rear garden and on-street parking.

Located in Egguckland, close to a host of local amenities, well-regarded schools, local parks and provides easy access to the A38 and main transport links.

The accommodation comprises; a substantial newly fitted kitchen with modern matching wall and base units and built-in appliances, perfect for hosting and socialising with direct access to a large rear garden, the kitchen flows effortlessly into a light and airy spacious lounge.

Continuing the showhome condition of this home, on the first floor you have three good-sized double bedrooms with the primary bedroom and third bedroom offering built-in storage space, completing this home you will find a modern tiled family bathroom comprising bath with overhead shower and hand basin with a separate W.C.

This property is in immaculate condition and has been recently renovated with new kitchen, bathroom, windows, doors, radiators and guttering and freshly laid carpets throughout.

Externally, this property offers a large rear garden with patio and lawn area, perfect for enjoying in the summer months, a front garden and on-street parking.

APPEALING TO A WIDE RANGE OF BUYERS, BOOK YOUR VIEWINGS NOW!

Ground Floor

Kitchen

11' 5" maximum x 19' 2" maximum (3.48m maximum x 5.84m maximum)

Lounge

11' 5" maximum x 19' 2" maximum (3.48m maximum x 5.84m maximum)

First Floor

Bedroom One

9' 9" maximum x 12' 5" maximum (2.97m maximum x 3.78m maximum)

Bedroom Two

11' 1" maximum x 11' 7" maximum (3.38m maximum x 3.53m maximum)

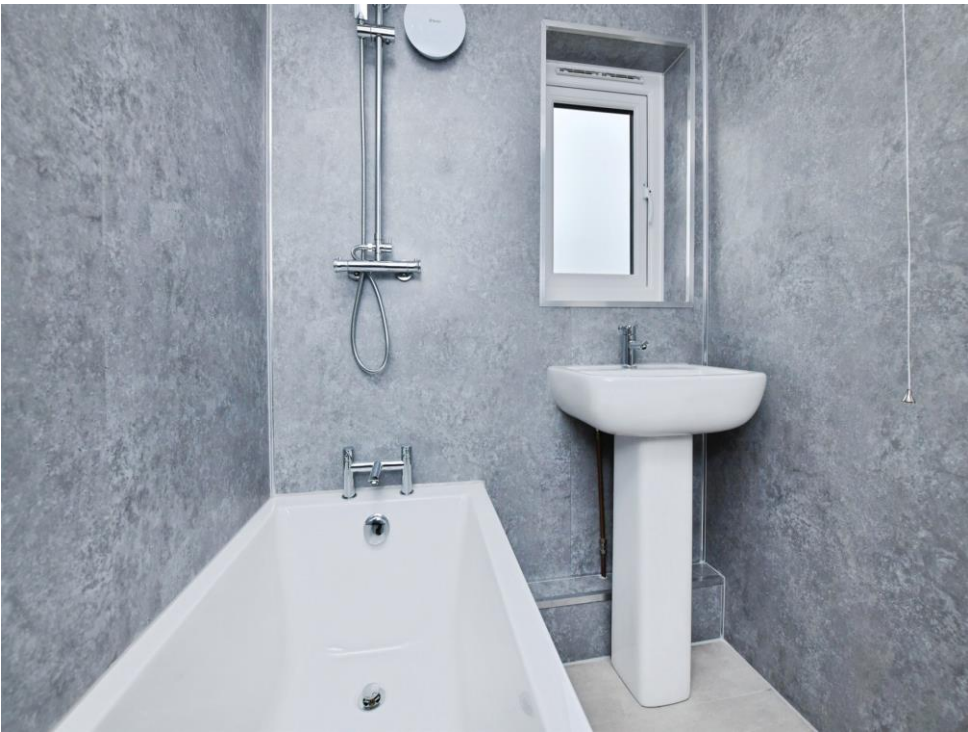
Bedroom Three

8' 2" x 8' (2.49m x 2.44m)

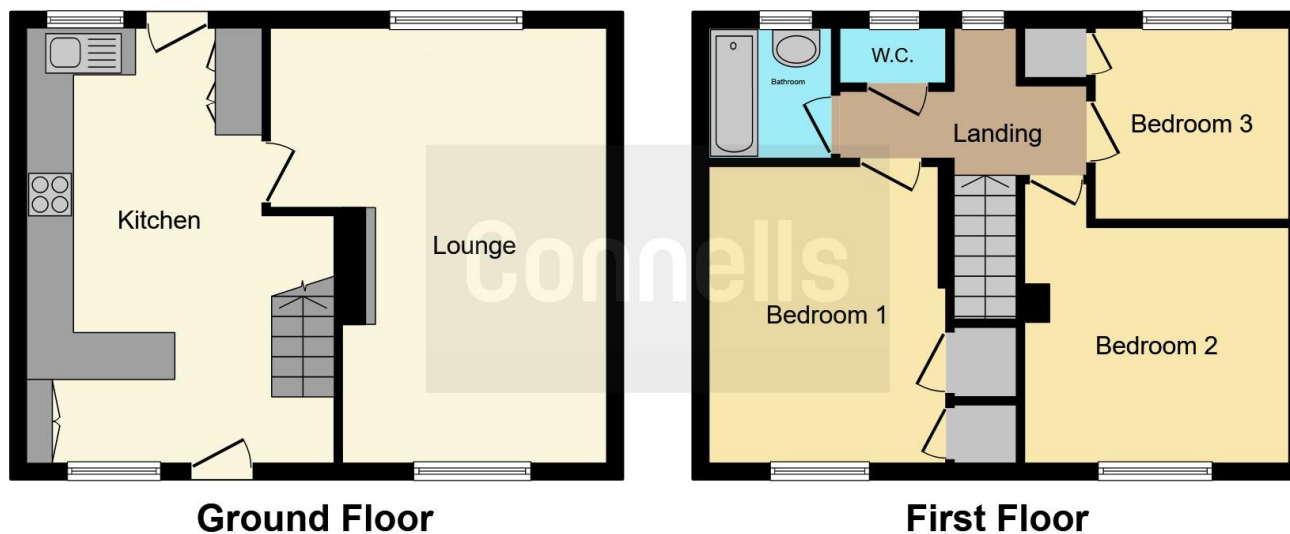
Bathroom

W.C.









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

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32 Mannamead Road
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/PLH312897



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