







## Property Description

Internal viewing is highly advised to appreciate this three bedroom end-terrace family home offering a fantastic first time buyer opportunity. The property is situated in a popular residential location and in brief comprises of lounge, kitchen, lean to, ground floor shower room, enclosed rear garden and driveway.

## Access Via

A front door opening into porch entrance with further door to:

## Entrance Porch

Having further door to:

## Entrance Hall

Having stairs rising to first floor, radiator and doors to:

## Kitchen

13' 5" x 8' 7" ( 4.09m x 2.62m )

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, space for appliances, pantry, understairs storage housing meter cupboard, radiator and door to:

## Lean To

Having a door to rear and front.

## Lounge

10' 7" max x 16' 11" max ( 3.23m max x 5.16m max )

Having a double glazed window to the rear, double doors to rear garden, fire place and radiator.

## Shower Room

Having a shower cubicle, wash hand basin, low level w.c, heated towel rail and extractor fan.

## First Floor

## Landing

Having a boiler cupboard, double glazed window to the side and front, radiator and doors to:

## Bedroom One

10' 5" x 6' 10" ( 3.17m x 2.08m )

Having a double glazed window to the front, storage cupboard and radiator.

## Bedroom Two

10' 8" max x 10' 10" max ( 3.25m max x 3.30m max )

Having a double glazed window to the rear, storage cupboard and radiator.

### Bedroom Three

10' 7" x 13' 8" ( 3.23m x 4.17m )

Having two double glazed windows to the rear, storage cupboard and radiator.

### Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is a wrap around garden with mature borders, shed and water tap.













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)

To view this property please contact Connells on

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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