





Property Description

Situated in New England is this three bedroom, semi detached home. Accommodation comprises of a lounge, dining room, additional room, kitchen, cloakroom, conservatory, three bedrooms and bathroom to the first floor. The property is located close to Fulbridge Academy and a short drive to Brotherhood Retail Park.

Benefiting from a lounge, dining room, additional room, kitchen, cloakroom, conservatory, three bedrooms and bathroom to the first floor. The property is located close to Fulbridge Academy and a short drive to Brotherhood Retail Park.

Lounge

11' 11" max x 11' 11" (3.63m max x 3.63m)
Measurements plus bay window - bay window to the front, carpet, radiator and fireplace.

Dining Room

11' 11" max x 12' 9" (3.63m max x 3.89m)
Window to the rear, vinyl flooring and radiator.

Additional Room

7' 10" x 14' 6" max (2.39m x 4.42m max)
Patio doors to the rear, window to side, vinyl cushion flooring and radiator.

Kitchen

17' 4" x 6' 2" (5.28m x 1.88m)
Window to side, vinyl flooring, high and low level storage with worktops over, cooker, induction hob and hood, space for fridge/freezer, washing machine and tumble dryer, spotlights and cupboard housing boiler.

WC

Window to the side, wash hand basin and WC.

Conservatory/Sun Room

9' 10" x 9' 7" (3.00m x 2.92m)
Two glass walls, radiator, glass roof, vinyl flooring and self cleaning glass.

First Floor

Bedroom One

10' 4" max x 13' 1" max (3.15m max x 3.99m max)
Bay window to the front, carpet, radiator and fitted wardrobes.

Bedroom Two

12' 10" x 8' 6" (3.91m x 2.59m)
Window to rear, carpet and radiator.

Bedroom Three

7' 10" x 11' max (2.39m x 3.35m max)

Window to the rear, laminate flooring and radiator.

Bathroom

Window to the side, bath with shower over, shaver point, extractor fan, tiled walls and flooring, WC and wash hand basin.

Outside

Rear Garden

Astro turf to side and back, greenhouse, shed - window and door to side plus loft space and electric.

Front

Enclosed by brick wall, iron gate and path to front door.









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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EPC Rating: C

Tenure: Freehold

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