





Property Description

Connells are delighted to bring to the market this three bedroom semi-detached property with off road parking is a popular area is not to be missed.

Ground floor, Step inside through the porch into a welcoming hallway. The property boasts a good living room, perfect for family gatherings and entertaining, which flows into a bright and airy dining room. The kitchen is well-appointed with ample storage, complemented by a useful utility room. A convenient ground floor shower room completes the downstairs accommodation.

First Floor, Upstairs, you'll find three well-proportioned bedrooms, all offering plenty of natural light. The family shower room is finished with modern fittings, making it both practical and stylish.

Outside, To the front of the property there is a blocked paved driveway for multiple cars.

To the rear of the property there is a private enclosed rear garden, with mature trees and shrubs, mainly laid to lawn, patio area. The property benefits from a charming summerhouse/outbuilding.

Situated in a sought-after area, the home offers easy access to local amenities, schools, and transport links - making it an excellent choice for families.

Viewing is highly recommended to fully appreciate this well presented home! Call

Connells today for more details and to arrange a viewing. This home is not to be missed!

Entrance Porch

6' 5" x 5' 11" (1.96m x 1.80m)

With a window to the side, door leading to the entrance hall.

Entrance Hall

With doors leading to the entrance porch, living room, kitchen, shower room, stairs leading to the first floor.

Living Room

13' 3" x 12' 7" (4.04m x 3.84m)

With a window to the front, door leading to the entrance hall, archway leading to the dining room. coving to the ceiling, feature fire place.

Dining Room

10' 2" x 8' 11" (3.10m x 2.72m)

With a door leading to the kitchen, patio doors leading to the rear garden, radiator, coving to the ceiling.

Kitchen

10' 2" x 9' 7" (3.10m x 2.92m)

With a window to the rear, doors leading to the dining room, entrance hall, utility, storage cupboard, integrated oven and dishwasher, gas hob, stainless steel sink.

Utility Room

8' 7" x 4' 1" (2.62m x 1.24m)

With a door leading to the rear garden.

Shower Room

With a window to the side, radiator, wash hand basin, w.c.

First Floor

Landing

With a window to the side, doors leading to three good size bedrooms and the shower room.

Bedroom One

13' 5" x 10' 3" (4.09m x 3.12m)

With a window to the front.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

With a window to the rear, storage cupboard.

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)

With a window to the front, storage cupboard.

Shower Room

With a window to the side, double shower, wash hand basin. w.c.

Agents Note

At the time of marketing the sellers details do not match the title held at land registry. There

is a pending application awaiting progress.









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

To view this property please contact Connells on

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2 Watergate
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308620



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