





## Property Description

Connells are delighted to bring to the market this well presented coach house offering well-proportioned accommodation. This home would make an ideal first-time purchase or investment opportunity.

The ground floor comprises a private entrance hall with stairs rising to the first floor and access to a generous integral garage, providing excellent storage.

On the first floor, the property has a bright and spacious living room, offering ample space for both seating and dining. The separate kitchen is fitted with a range of units and worktop space, ideal for everyday living. There are two well-sized double bedrooms, both benefiting from good natural light, along with a family bathroom.

Externally, To the front there is off road parking leading to the garage. To the rear there is a fully enclosed garden with Astro turf and a slabbed area.

Early viewing is highly recommended.  
For more details call 01476590060

## Ground Floor

### Entrance Hall

With stairs leading to the first floor.

### Living Room

Two double glazed window to the front, carpet, two electric radiators.

### Kitchen

Double glazed window to the side, tiled flooring, range of wall and base units either worktops, space and plumbing for washing machine.

### Landing

With a double glazed window to the rear.

### Bedroom One

Double bedroom, double glazed window to the front, carpet, electric radiator.

### Bedroom Two

Double bedroom, double glazed window to the front, carpet, electric radiator, built in storage cupboard.

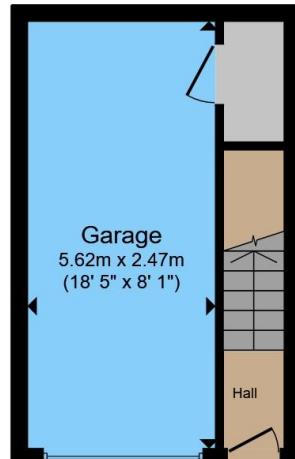
### Bathroom

Double glazed window to the rear, tiled flooring, bath with shower over, wash hand basin, W.C.

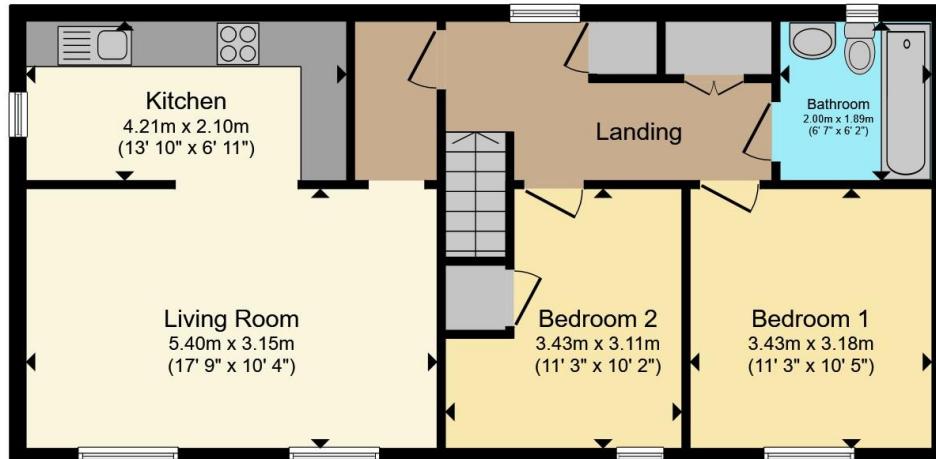








**Ground Floor**



**First Floor**

Total floor area 85.8 m<sup>2</sup> (923 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
Band: A

Tenure: Freehold

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