





Property Description

An extended detached house situated in a rarely available SG4 9 cul-de-sac. While this property does require modernisation the opportunity to create a fabulous family home is clear.

Internally are separate reception rooms, kitchen, cloakroom, three bedrooms and family bathroom . Outside is a lovely low maintenance rear garden, driveway parking and a garage. Offered to the market chain free.

Ground Floor

Entrance Hall

Door to front, stairs leading to first floor, parquet flooring and radiator.

Cloakroom

Double glazed window to side aspect, wash hand basin and WC.

Lounge

18' 9" max x 12' max (5.71m max x 3.66m max)

Two double glazed windows to front aspect, feature electric fireplace, TV and telephone points and two radiators.

Dining Room

11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window to side aspect, understairs storage cupboard, wood flooring and radiator.

Reception Room Three

8' 5" x 7' 10" (2.57m x 2.39m)

Open to Dining Room. Double glazed window to rear aspect, wood flooring and radiator.

Kitchen

19' 9" max x 9' 3" max (6.02m max x 2.82m max)

Double glazed window to rear and side aspect, work surfaces with splashback,

electric oven, fridge/freezer, sink and drainer, washing machine, dishwasher, water softener, boiler and radiator.

First Floor

Landing

Double glazed window to side aspect and loft access.

Bedroom One

16' 5" plus wardrobe x 11' (5.00m plus wardrobe x 3.35m)

Two double glazed windows to rear aspect, built-in sliding door wardrobe and two radiators.

Bedroom Two

10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window to front aspect, storage cupboard, built-in sliding door wardrobe and radiator.

Bedroom Three

9' 1" x 6' 4" (2.77m x 1.93m)

Double glazed window to front aspect, built-in sliding door wardrobe and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over, WC, extractor fan, storage and radiator.

Outside

Front Garden

Lawn to front with central feature flower beds.

Rear Garden

Tiered rear garden mostly patio. Shrubs to borders, shed, greenhouse and access to garage.

Garage

16' 9" x 8' 3" (5.11m x 2.51m)

Double glazed window and door to side, electric door.

Parking

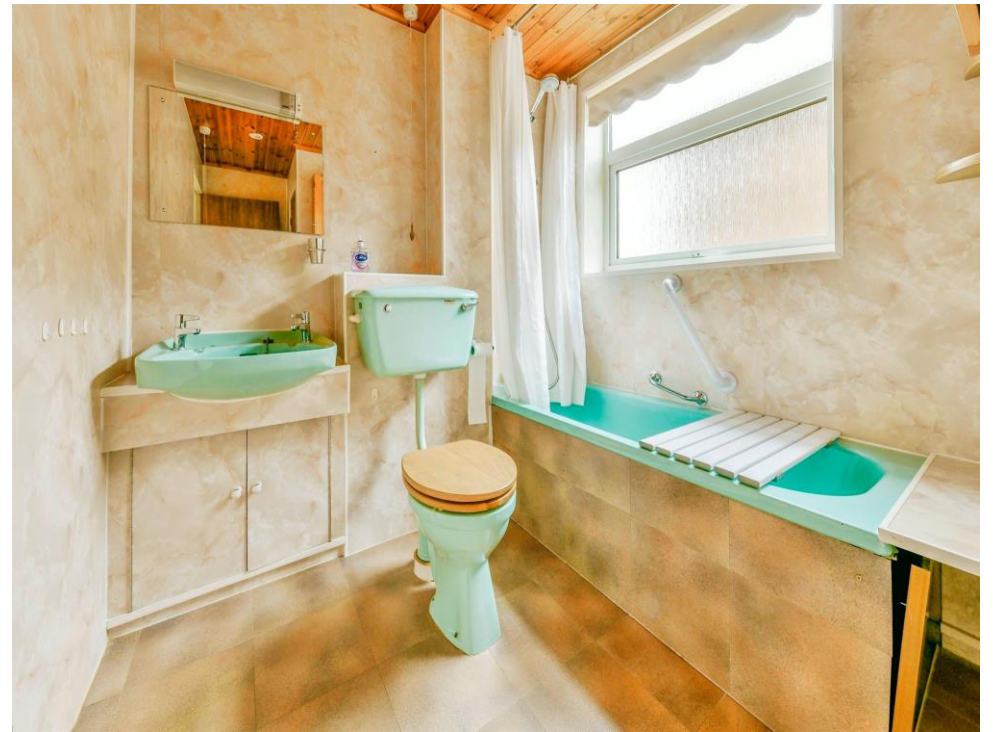
Driveway to side of house.

Agent's Note

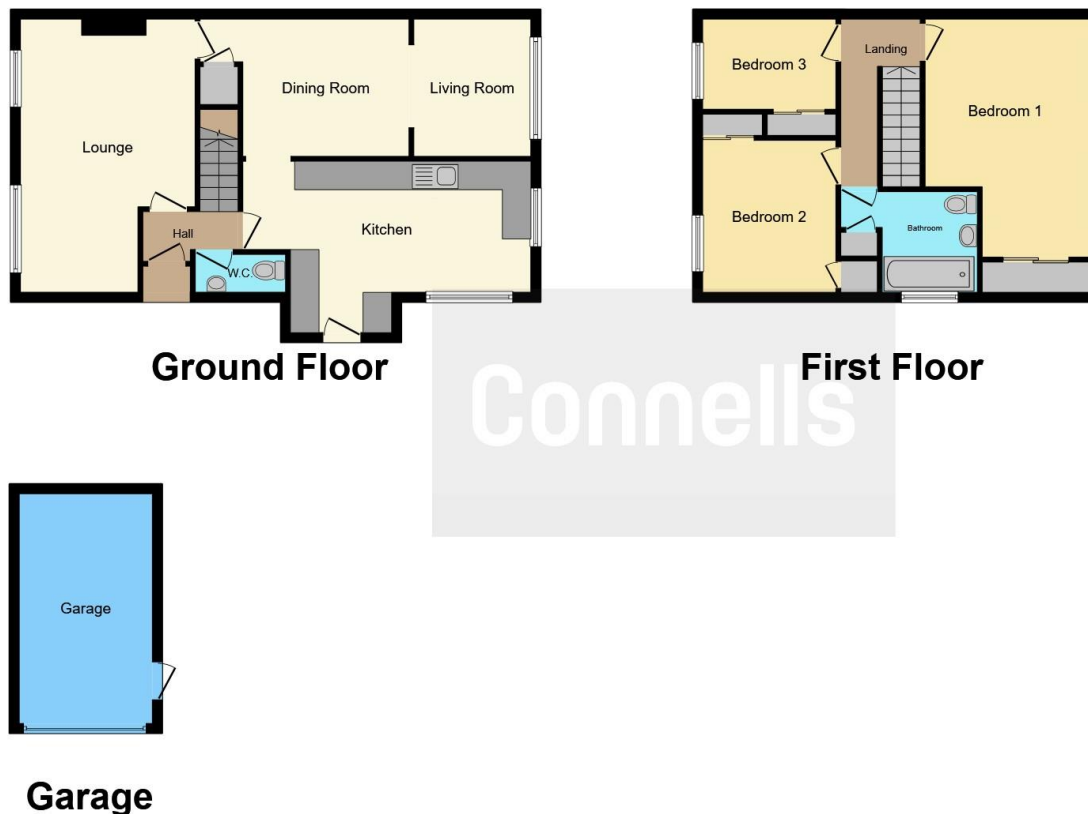
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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: Awaited

Tenure: Freehold

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