







### Property Description

**\*\*GUIDE PRICE £375,000 - £400,000\*\***  
WELL PRESENTED & SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME located in a popular residential location close to local amenities, shops, parks, schools and USP College.

On the ground floor, the property benefits from an entrance porch, spacious entrance hallway, cloakroom, fitted kitchen with integrated appliances, feature lounge/dining room with built-in media wall, bay window to front and French doors leading into the rear garden.

The first floor benefits from two double bedrooms with built-in wardrobes, bedroom three which is a spacious single bedroom and fitted family bathroom. Gas central heating and double glazing throughout.

The outside of the property benefits from a front garden, rear enclosed garden with patio area, timber shed and access to the garage. The garage benefits from rear vehicle access, electric roller shutter and electrics.

Situated in a highly sought-after area, this home benefits from a fantastic location and it's also positioned within the catchment area for some of the region's top-rated schools, making it an ideal choice for families. With excellent transport links within easy reach, commuting and day-to-day travel are hassle-free.

VIEWING HIGHLY RECOMMENDED. WELL PRESENTED FAMILY HOME.

### Lounge

14' 8" x 11' 6" ( 4.47m x 3.51m )

### Dining Room

11' 5" x 9' 9" ( 3.48m x 2.97m )

### Kitchen

11' 7" x 6' 5" ( 3.53m x 1.96m )

### Hallway

15' x 6' 5" ( 4.57m x 1.96m )

### Porch

5' 5" x 5' 3" ( 1.65m x 1.60m )

### W.C

4' x 3' ( 1.22m x 0.91m )

### Bedroom One

14' 9" x 10' 3" ( 4.50m x 3.12m )

### Bedroom Two

11' 9" x 10' 4" ( 3.58m x 3.15m )

### Bedroom Three

11' 9" x 6' 4" ( 3.58m x 1.93m )

### Bathroom

7' 2" x 6' 3" ( 2.18m x 1.91m )













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)

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113-115 High Street  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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