





Property Description

This three bedroom semi-detached family home is located in a quiet cul-de-sac within a popular area in St Johns with easy access to the main access roads and to the centre itself. The property has a very homely feel with plenty of character in need of modernisation in places.

In addition to the three bedrooms, this property comprises of: entrance porch, entrance hall, living room/dining/kitchen, downstairs toilet, upstairs bathroom, garage, front and rear gardens and off road parking for 2/3 vehicles.

Ground Floor

Entrance Porch

Entrance Hall

Pendant ceiling light, stairs leading to the first floor, door leading to dining area.

Living Room

11' 11" max x 13' 4" max (3.63m max x 4.06m max)

Front facing window, wall light points, radiator, brick fireplace, large squared opening to dining area.

Kitchen / Dining Room

Dining Area

18' 3" max x 9' 11" max (5.56m max x 3.02m max)

Pendant ceiling light, wall light, breakfast bar with cupboards below, large opening to kitchen area.

Kitchen Area

15' 5" x 7' 1" (4.70m x 2.16m)

Rear facing window, strip light, pendant ceiling light, stainless steel sink drainer unit, range of floor mounted units, tiled splash back, double glazed French doors leading out to the garden. Door to inner hall.

Inner Hall

Door to downstairs toilet, door to outside rear.

Downstairs Toilet

Rear facing window, low level wc.

First Floor

Landing

Side facing window, doors to bedrooms and bathroom.

Bedroom One

13' 4" x 10' 11" max (4.06m x 3.33m max)

Front facing window, pendant ceiling light, radiator.

Bedroom Two

9' 10" x 11' max (3.00m x 3.35m max)

Rear facing window, pendant ceiling light, radiator.

Bedroom Three

6' 10" x 9' 11" (2.08m x 3.02m)

Front facing window, pendant ceiling light, radiator.

Bathroom

Side facing obscure window, bath with shower over and shower screen, low level wc, vanity wash hand basin, bathroom cabinet, ladder style radiator, tiled walls.

Outside

Outside Front

To the front of the property there is a gated driveway which provides off road parking for 2/3 vehicles. This leads on to the garage and to the front door of the property. To each side of the drive, there is an area laid to lawn with some mature shrubbery. Gated rear access.

Outside Rear

To the rear of the property there is a fully enclosed garden which is predominantly laid to lawn with a wooden garden shed located at the end. Outside gardeners toilet.

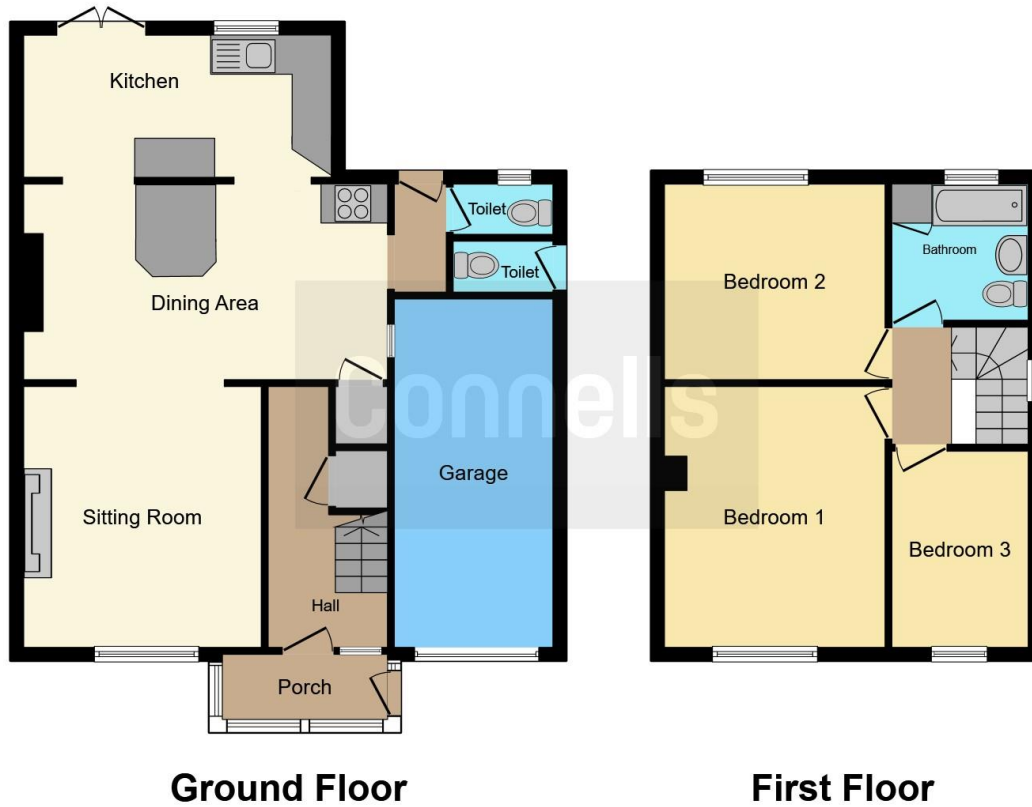
Garage

16' 11" x 8' 1" (5.16m x 2.46m)
Up and over door.

Services

All mains services are connected to the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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