



**Melvyn Close
Goffs Oak**



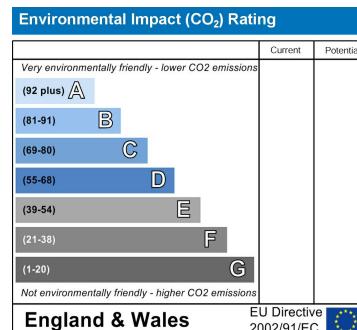
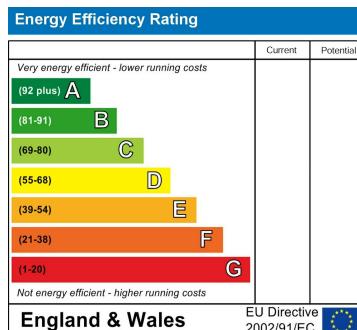
£2,095 Per month

A spacious three-bedroom semi-detached house located on a quiet residential road. The property offers generous living space with a through lounge/diner and conservatory, plus a good-sized garden and off-street parking with a garage.

Conveniently located within easy reach of local shops, schools and transport links.

Available immediately – private tenants only

- Three bedrooms
- Through lounge and dining area
- Conservatory to the rear
- Separate bathroom and toilet
- New carpets throughout
- Gas central heating and double glazing
- Private rear garden
- Garage and driveway for two cars
- Quiet residential location



Entrance

Entrance via a double glazed opaque UPVC door. With a double glazed opaque window to the side.

Hall Way

Radiator, Coving to Ceiling, flooring laid to brand new carpet. Stairs to first floor with a storage cupboard under. Doors to:-

Living Room

12'10 x 11'3
Double glazed windows to the front, Radiator, Coving to ceiling, Flooring laid to brand new carpet. Opening to:-

Dining Room

11'2 x 8'8 to the fireplace
Radiator, Coving to ceiling, Flooring laid to brand new carpet. Block Fireplace. Sliding glass doors to:-

Conservatory

Double glazed double doors to the Garden.
Double glazed Windows. Radiator. Tiled floor

Kitchen

Double glazed window the Garden. Opaque Double glazed door to the side. Range of fitted wall and base unites with work surface over incorporating a stainless steel sink with drainer and Mixer tap. Gas cooker, undercounter Fridge. Pantry cupboard. Space and plumbing for washing Machine.

First Floor Landing

Opaque double glazed window to the side.
Coving to ceiling. Flooring laid to brand new carpet. Doors to:-

Bathroom

Opaque Double glazed window to the garden. Radiator. Suite Comprising: Vanity wash hand Basin with mixer tap and cupboard under. Tiled Walls. Panel bath with shower attachment over.

W.C.

Opaque Double glazed window to the garden. Low Flush WC.

Bedroom 2

11'3 x 10'3 max
Double glazed windows to the Garden.
Radiator. Coving to the ceiling. Flooring laid to brand new carpet. Airing Cupboard

Bedroom 1

13'3 x 8' to the front
Double glazed windows to the Garden.
Radiator. Coving to the ceiling. Range of fitted wardrobes. Flooring laid to brand new carpet

Bedroom 3

7' x 7'6 max
Double glazed windows to the Garden.
Radiator. Coving to the ceiling. Flooring laid to brand new carpet

Outside

Rear

Outside tap, Side access to the garden. Door to Garage. Garden mostly laid to lawn with flower boarders.

Garage

17'5 x 7'11
Opaque Window to the garden. Up and over door

Front

Parking for 2 cars.



