



FOR SALE

Guide Price £300,000

CANN STREET



A lovely sympathetically modernised family home, boasting 4 bedrooms, sitting room, dining room, a beautiful kitchen, a stunning family bathroom, conservatory, cloakroom, double glazing, gas central heating with solar panels, a low maintenance garden, and garage, the property is situated ideal for the town centre and is available with no onward chain.





Accommodation
Front door opening to:-

Entrance Hall

With a radiator, stairs to first-floor accommodation with under stairs storage cupboard, ceiling light, door to:-

Sitting room

c.14'9 x 13'7 (4.49m x 4.14m)

With a double glazed window to the front aspect, exposed wooden floor, solid fuel burner with exposed brick surround and hearth, television point, display shelving, radiator, ceiling light, door to:-

Dining Room

c.13'7 x 10'2 (4.14m x 3.09m)

With a window and door obtaining borrowed light from the conservatory, radiator, 5 spotlights and door through to:-

Kitchen

c.13'5 x 9'11 (4.08m x 3.02m)

With 2 windows obtaining borrowed light from the conservatory, fitted units comprising both floor and wall mounted storage cupboards and drawers, with display cabinets, working surfaces incorporating a single bowl single drainer sink unit with mixer tap, space and point for a 5 ring range cooker, tiling to splash prone areas, feature tiled floor, built-in dishwasher, 2 ceiling lights and personal door to the garage.





Conservatory
c.24' x 9'1 (7.31m x 2.76m)
With double glazed windows to the rear aspect, double glazed door to the rear garden, 2 radiators, 2 wall lights, storage cupboard housing space and plumbing for a washing machine and a wall mounted gas boiler for the hot water and central heating.

Cloakroom
With low-level WC, wash hand basin and wall light.

First-Floor Accommodation
Split-Level Landing
With a velux window to the rear elevation, access to the loft space, ceiling light, doors to:-

Bedroom 1
c.14'10 max x 11'8 max (4.52m x 3.55m)
With a double glazed window to the front elevation, built-in wardrobes, radiator, ceiling light.

Bedroom 2
c.14'8 x 7'2 (4.47m x 2.18m)
With 2 double glazed windows to the front elevation, radiator, ceiling light.





Bedroom 3
c.13'8 x 10'1 (4.16m x 3.32m)
With a double glazed window to the rear elevation, radiator, 2 wall lights.

Bedroom 4
c.13'4 max x 10'2 (4.06m x 3.09m) slopping ceiling
With a double glazed window to the rear elevation, 2 Velux windows also to the rear elevation, built-in wardrobe, radiator and wall light.



Family Bathroom
With a window to the rear elevation, a suite comprising of a Victorian style freestanding bath with mixer tap and shower handset, fully tiled shower cubicle, pedestal wash hand basin, low-level WC, radiator/heated towel rail, tiling to splash prone areas, exposed wooden floor, 3 spotlights.

Outside

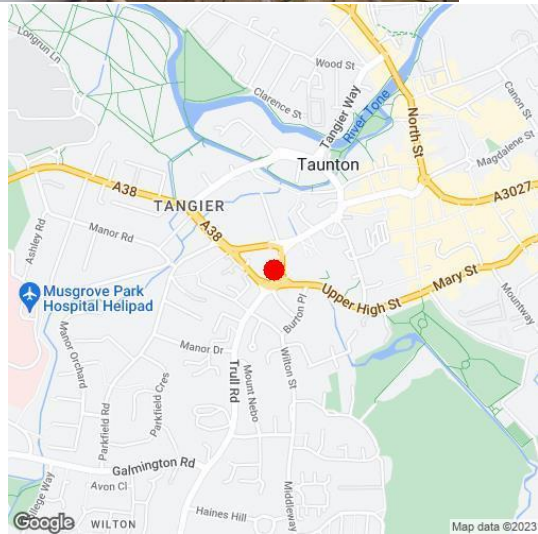
The rear garden is laid to patio with raised flowerbeds housing a variety of shrubs, outside power supply, water supply and a raised deck area with pergola over, and rear access gate.

Council Tax Band: - C

Primary School Catchment: - Parkfield School

Secondary School Catchment: - Castle School





[Directions](#)



Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

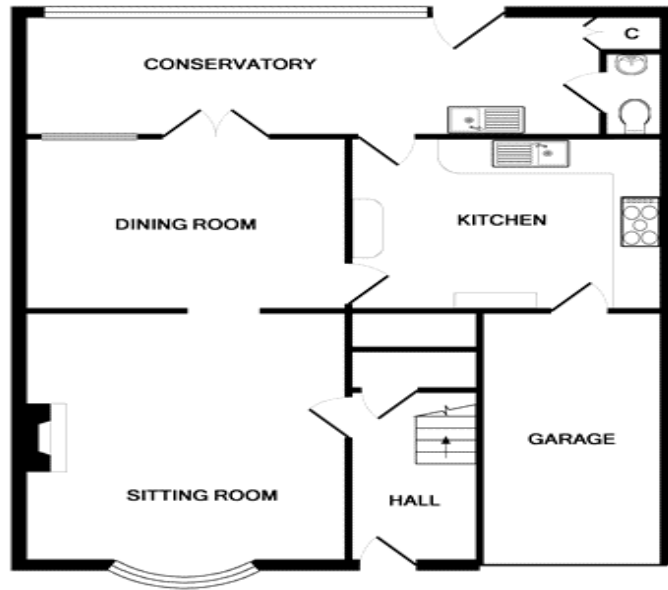
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

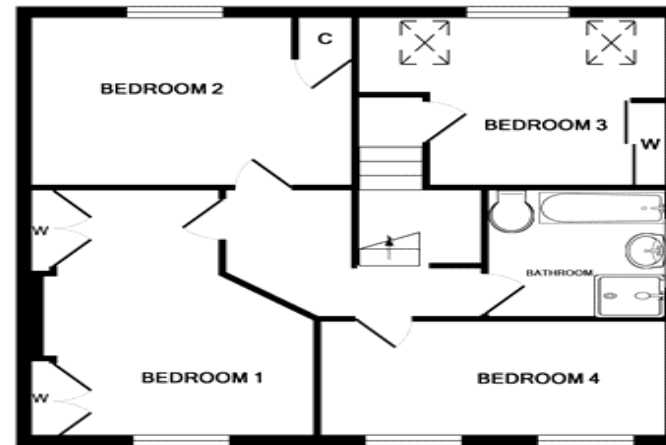
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

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www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

