





Property Description

Connells are delighted to bring this rarely available end-terraced house to the market that is situated on a cul-de-sac road within a sought-after development of Fairford Leys. The property is in fantastic condition throughout and comprises of a sizeable reception room, a large modern integrated fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include a new gas central heating boiler, an additional conservatory/sunroom, a downstairs cloakroom, a new boiler, a single garage, driveway parking and a landscaped rear garden.

Internal viewings are highly recommended.

Entrance Hall

Door to front aspect.

Cloakroom

Low level wc, wash hand basin, tiled splash backs, radiator.

Lounge

15' 11" x 11' 8" (4.85m x 3.56m)

Window to front aspect, television point, radiator, understairs storage cupboard.

Kitchen

12' 10" x 9' 5" (3.91m x 2.87m)

Re-fitted with a range of wall and base units,

stainless steel single bowl sink with drainer, roll-top work surfaces, tiling to splash areas, built-in eye-level electric oven, electric hob with cooker hood over, integrated dishwasher, combi microwave & fridge/freezer, stairs to first floor landing.

Conservatory / Sun Room

15' 4" x 10' 3" (4.67m x 3.12m)

French doors to rear garden, door to garage.

First Floor Landing

Airing cupboard, access to loft space.

Bedroom One

11' 5" x 8' 5" (3.48m x 2.57m)

Window to front aspect, built-in wardrobes, radiator.

Bedroom Two

9' 8" x 8' 5" (2.95m x 2.57m)

Window to rear aspect, built-in wardrobes, radiator.

Bedroom Three

7' 7" x 6' 1" (2.31m x 1.85m)

Window to front aspect, radiator.

Shower Room

Window to rear aspect, walk in shower cubicle, wash hand basin, low level wc, range

of built in storage units, extractor fan, tall hand towel rail.

Outside

Front Garden

Front open porch with lighting, driveway parking & garage access.

Garage

Single garage with light and power, electric roller door, outside tap, part boarded roof, plumbing for washing machine, door to conservatory.

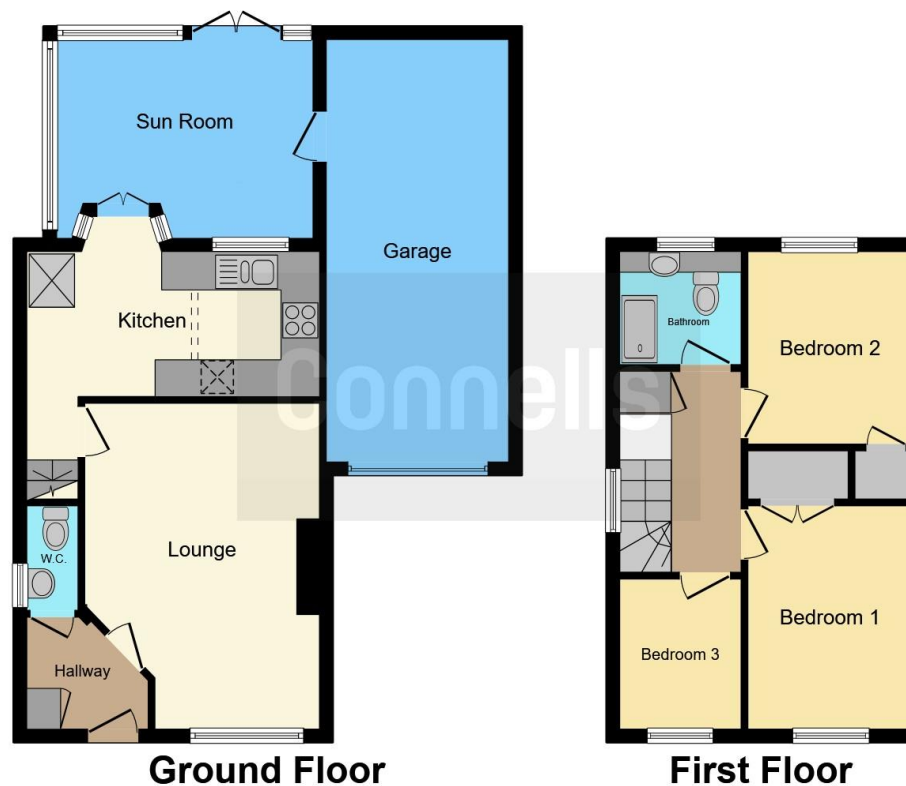
Rear Garden

Decked patio area, patio areas, raised pond water feature, rest laid to lawn with well stocked flower and shrub borders.









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: C

Tenure: Freehold

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