



**Taylors**



## ROWLEY REGIS, Bourne Walk

Offers In Region Of £210,000

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- Attractively presented
- Three decent bedrooms
- Good size through living room
- Parking for several cars
- Kitchen with oven and hob
- Bathroom with shower
- Cloakroom with WC
- Gas central heating
- PVC double glazing
- No upward chain



A good size terrace home requiring internal inspection. Attractively refreshed, having gas central heating, PVC double glazing, NO UPWARD CHAIN and double gates providing PARKING FOR SEVERAL CARS - Entrance Lobby, Hall, Cloakroom with WC, Through Living Room with Lounge and Dining Areas, Fitted Kitchen with oven and hob. THREE DECENT SIZE BEDROOMS, Bathroom with shower. All main services connected. Tenure Freehold. Council Tax Band B, EPC C Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - part timber frame, external brick and tile, tiled roof. Long term flood risk - surface water very low, rivers very low.

### Entrance Lobby

**Hall** With two Stores off

**Cloakroom** With WC and handbasin

**Through Living Room** - 7.49m x 3.2m (24'7" x 10'6") With defined Lounge and Dining Areas, front PVC double glazed bow window, PVC double glazed double doors to the garden, attractive fireplace with electric fire

**Fitted Kitchen** - 3.48m x 2.31m (11'5" x 7'7") With range of floor and wall cupboards, oven hob and cooker hood, recesses for appliances, one and a half bowl sink, double glaze door to the garden

**Landing** With side double glazed window

**Bedroom one** - 4.24m x 3.66m (13'11" x 12'0" into dr recess)

**Bedroom Two** - 3.63m x 3.53m (11'11" into recess x 11'7") With built in cupboard

**Bedroom Three** - 2.79m x 2.24m (9'2" x 7'4") With built in cupboard

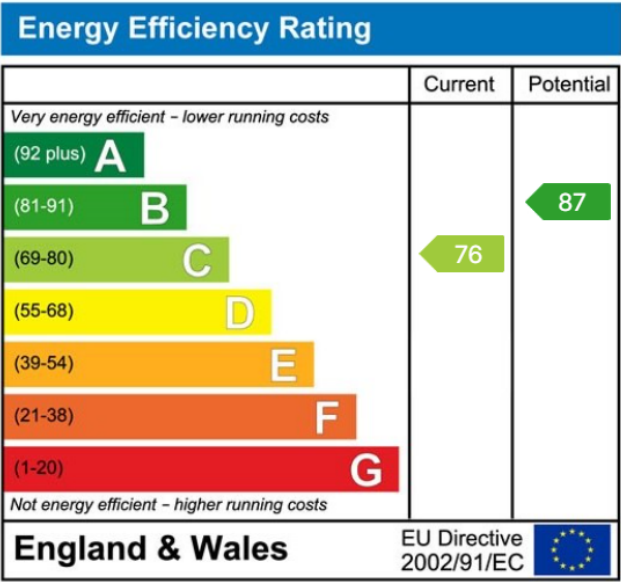
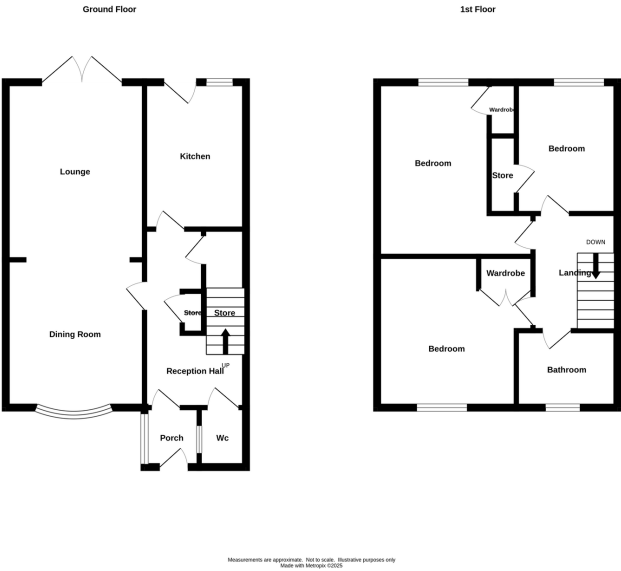
**Bathroom** - 2.29m x 1.68m (7'6" x 5'6") Having panel bath with Triton shower above, handbasin and WC

**Rear Garden** With rear double gates providing to parking for several cars laid out with block paving and hardstanding. External power points, tap and light. Brick Garden Store.









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