



PCMA
ESTATE AGENTS

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Offers In Excess Of £260,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE TERRACED THREE BEDROOMED HOUSE which has UNDERGONE REFURBISHMENT and is conveniently positioned close to popular schooling establishments and nearby amenities. Offered to the market CHAIN FREE!

The property offers modern comforts including gas fired central heating, double glazing, a BRAND NEW KITCHEN & BATHROOM, being newly decorated with new floor coverings.

Accommodation is arranged over two floors and comprises an entrance hall, lounge, SEPARATE DINING ROOM, MODERN KITCHEN, DOWNSTAIRS WC, first floor landing, THREE BEDROOMS and a SHOWER ROOM. The property has an ENCLOSED PRIVATE GARDEN offering a low-maintenance outside space to enjoy.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood laminate flooring, radiator, stairs rising to upper floor accommodation with feature blue lighting, cupboard concealed electric meter and consumer unit for the electrics, down lights.

LIVING ROOM

11'2 x 10'6 (3.40m x 3.20m)

Wood laminate flooring, radiator, down lights, television point, open plan to:

DINING ROOM

14'8 x 10'7 (4.47m x 3.23m)

Wood laminate flooring, down lights, radiator, under stairs recessed area providing storage, cupboard concealed gas meter, double glazed window to rear aspect with lovely views onto the garden. Few steps up to:

KITCHEN

12'11 x 7'2 (3.94m x 2.18m)

Built with a matching range of eye and base level cupboards and drawers finished in high gloss white, complimentary worksurfaces over and matching

upstands, LED plinth lighting, electric Lamona hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, radiator, wood laminate flooring, down lights, double glazed window and door to side aspect providing access and views onto the side section of garden, door to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashback and chrome mixer tap, radiator, extractor fan for ventilation, down lights, porcelain flooring.

FIRST FLOOR LANDING

Spacious with down lights, two radiators, loft hatch providing access to loft space.

BEDROOM ONE

14'6 x 10'8 (4.42m x 3.25m)

Newly carpeted, radiator, two double glazed windows to front aspect.

BEDROOM TWO

10'7 x 9'6 (3.23m x 2.90m)

Newly carpeted flooring, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

7'9 x 6'21 (2.36m x 1.83m)

Newly carpeted flooring, down lights, radiator, double glazed pattern glass window to rear aspect.

SHOWER ROOM

Newly fitted with a large walk in corner shower enclosure with waterfall style shower head and hand held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, ladder style heated towel rail, part tiled walls, tile effect laminate flooring, down lights, double glazed opaque glass window to side aspect.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road with a few steps up and hand rail to the front door, area of garden with planting.

REAR GARDEN

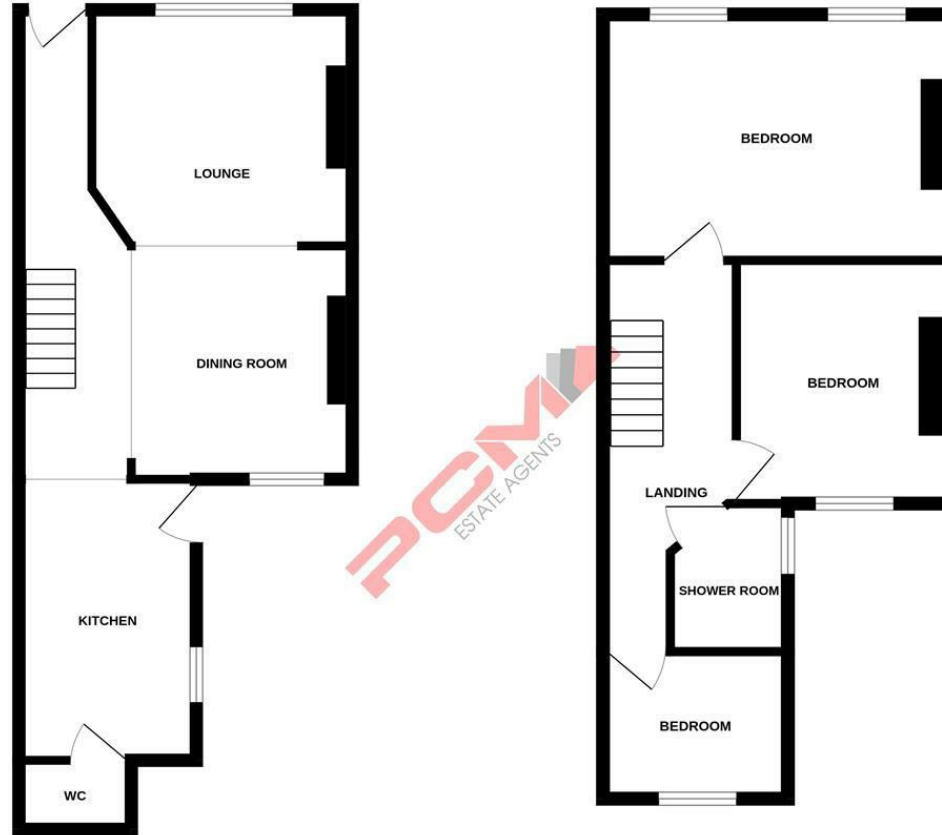
Terraced and low-maintenance with a tiled courtyard style patio abutting the kitchen and dining room, further patio area with steps leading to the upper section garden which is laid with decking and having areas ready for planting, fenced boundaries.

Council Tax Band: B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	