



ESTATE AGENTS

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Price £229,950

PCM Estate Agents are delighted to present to the market an opportunity to purchase this END OF TERRACED THREE BEDROOM HOUSE offering modern comforts including gas fired central heating, double glazing and a BEAUTIFULLY LANDSCAPED GARDEN.

Offering well-proportioned and well-presented accommodation arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom. The REAR GARDEN is a delightful feature with a stone patio abutting the property and a RAISED POND, well planted with a range of established plants and shrubs, offering AMPLE OUTSIDE SPACE for families to enjoy or to simply eat al-fresco.

Positioned within easy reach of popular schooling establishments and nearby amenities, must be viewed to fully appreciate the overall accommodation on offer. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, door to:

LIVING ROOM

13'3 x 13'2 max (4.04m x 4.01m max)

Coving to ceiling, wall mounted thermostat control for gas fired central heating, television point, radiator, under stairs storage cupboard, double glazed window to front aspect, door to:

KITCHEN-DINING ROOM

15'9 max x 10'3 max (4.80m max x 3.12m max)

Laminate flooring, part tiled walls, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space and plumbing for washing machine, space for tall fridge freezer, inset drainer-sink unit with mixer tap, part tiled walls, wood laminate flooring, radiator, dual aspect with double glazed window to side, double glazed window and door to rear providing access and and a pleasant outlook onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to side aspect, doors opening to:

BEDROOM

13'5" x 8'10" (4.10m x 2.7m)

Built in cupboard, coving to ceiling, double glazed window to front aspect.

BEDROOM

8'10" x 8'0" (2.7m x 2.46m)

Radiator, coving to ceiling, double glazed window to rear aspect having townscape views off the back of the property.

BEDROOM

11'2 narrowing to 9'1 x 6'5 (3.40m narrowing to 2.5m x 1.84m)

Radiator, coving to ceiling, double glazed window to front aspect.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Gated and enclosed front garden with an attractive hedged border, pathway down the side elevation providing gated access to the rear garden.

REAR GARDEN

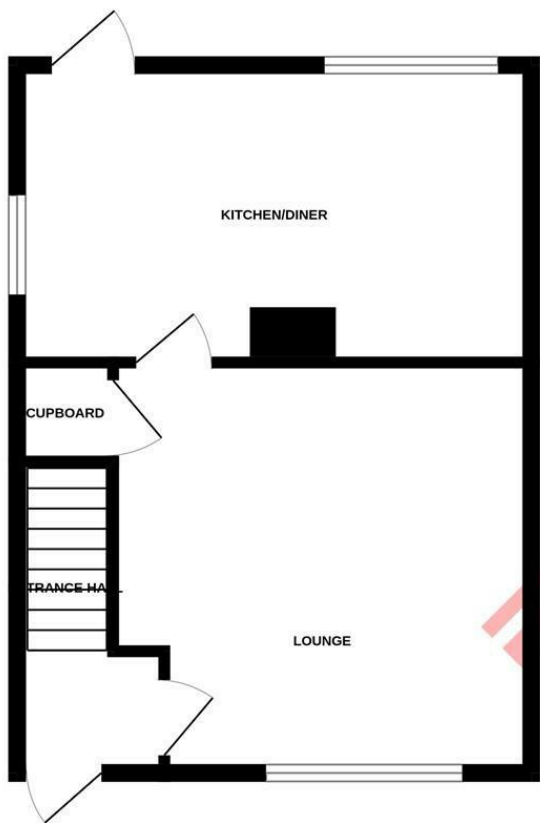
Raised pond, stone patio abutting the property, two steps up onto a good sized section of lawn, wooden shed, fenced boundaries, plants and shrubs, outside water tap, gated access to the front garden.

AGENTS NOTE

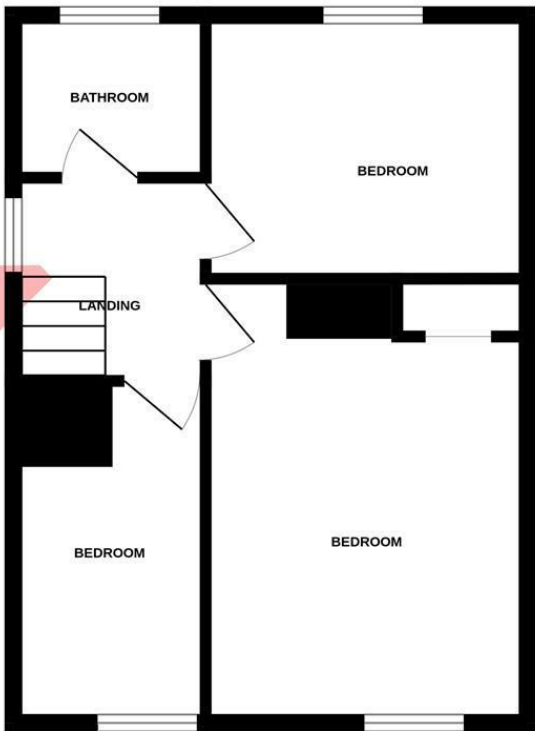
There is a management charge for the green space at the front of the house and the passage down the side, this is payable to the housing association at £320 per annum.



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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