



-  Mid Terraced House
-  Three Bedrooms
-  Kitchen/Dining Room

-  Parking & Garden
-  Cul De Sac Position
-  No Chain

Price: £159,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





IDEAL FOR FIRST TIME BUYERS - An early inspection is highly recommended of this well presented mid terraced house occupying a cul-de-sac position and standing in gardens to the front and rear.

Offered for sale with no onward chain, the double glazed and centrally heated property offers well planned accommodation comprising Hall, Fitted Cloakroom/WC, Front Living Room and Kitchen/Dining Room to the ground floor with three Bedrooms and Bathroom to the first.

Outside, the front has been block paved to provide off road parking whilst the rear is paved for ease of maintenance.

Loxley Road is located off Town Lane where there are public transport facilities to the town centre. Local primary and secondary schools are readily accessible.



Ground Floor:

Hall

Cloakroom/WC - 1.73m x 1.73m (5'8" x 5'8")

Living Room - 4.09m x 3.2m (13'5" x 10'6")

Kitchen/Dining Room - 5.99m x 2.97m overall (19'8" x 9'9")

First Floor:

Landing

Bedroom 1 - 3.58m x 3.2m (11'9" x 10'6")

Bedroom 2 - 3.45m x 3.2m (11'4" x 10'6")

Bedroom 3 - 2.69m x 2.39m (8'10" x 7'10")

Bathroom - 2.69m x 1.75m (8'10" x 5'9")

Outside: The front has been block paved to provide off road parking whilst the rear is paved for ease of maintenance.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B

Tenure: Freehold

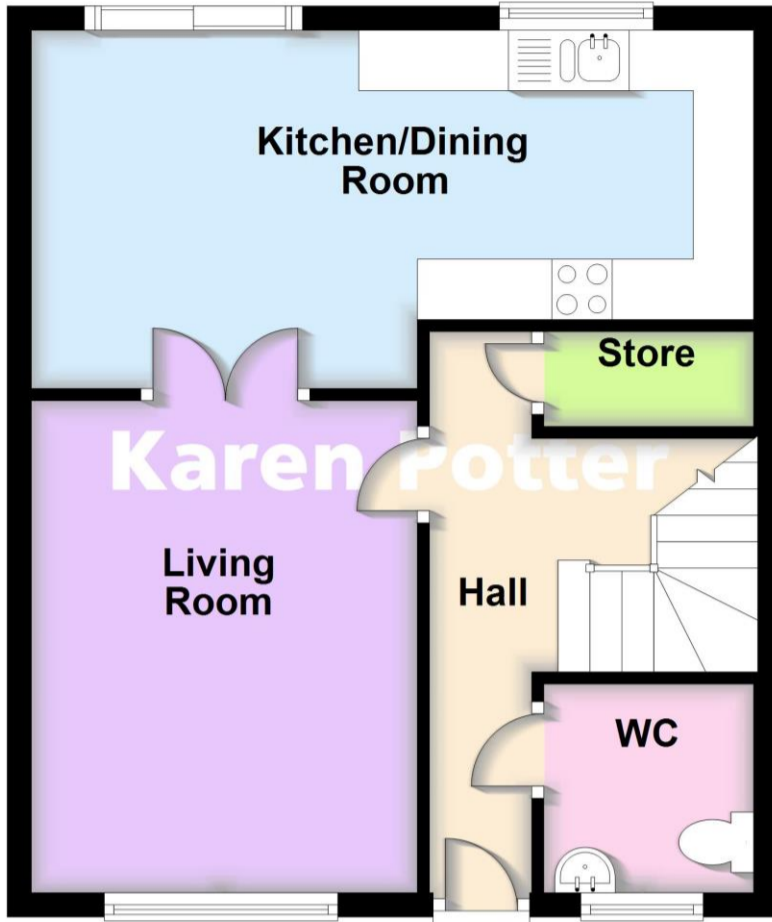
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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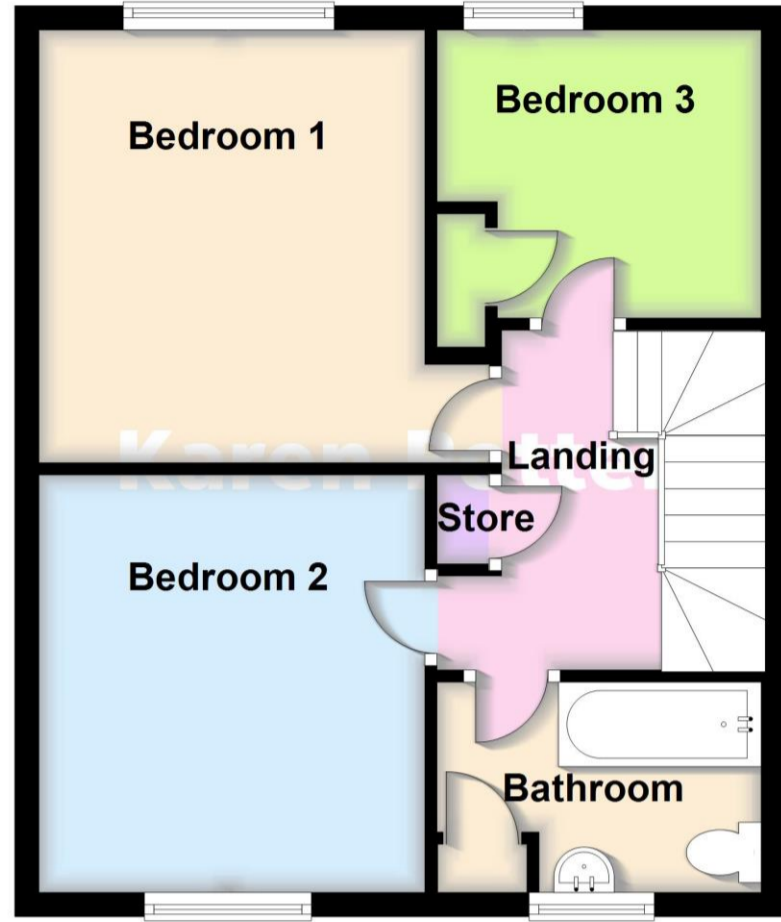
Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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