



-  Detached Family Home
-  Three Bedrooms
-  Two Reception Rooms

-  Magnificent Rear Garden
-  Garage & Parking
-  Highly Sought After Location

**Price: £375,000** Subject to Contract

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





An early inspection is strongly recommended of this traditional, detached family home, occupying a much sought after Churchtown position.

Installed with gas central heating and majority double glazed, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Dining Room, Living Room and Kitchen to the ground floor with two double Bedrooms, a single Bedroom and Bathroom with four piece suite to the first.

Outside, a paved driveway provides off road parking with twin timber gates allowing access down the side of the house to the brick built garage. The rear garden is a particular feature arranged with patio area, shaped lawns and well stocked, established borders.

Emmanuel Road leads off Cambridge Road which accesses the many amenities of Churchtown Shopping Village and the Botanic Gardens beyond. There are a number of primary and secondary schools within the vicinity and public transport facilities to the town centre.



## Ground Floor:

**Entrance Vestibule**

**Hall**

**Cloakroom**

**Dining Room** - 4.52m into bay x 3.63m (14'10" x 11'11")

**Living Room** - 5m x 3.45m (16'5" x 11'4")

**Kitchen** - 4.06m x 2.41m (13'4" x 7'11")

## First Floor:

**Landing**

**Bedroom 1** - 5.05m x 3.45m (16'7" x 11'4")

**Bedroom 2** - 4.47m x 3.2m (14'8" x 10'6")

**Bedroom 3** - 3.1m x 2.41m (10'2" x 7'11")

**Bathroom** - 3.07m x 2.41m (10'1" x 7'11")

**Outside:** A paved driveway provides off road parking with twin timber gates allowing access down the side of the house to the brick built garage. The rear garden is a particular feature arranged with patio area, shaped lawns and well stocked, established borders.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**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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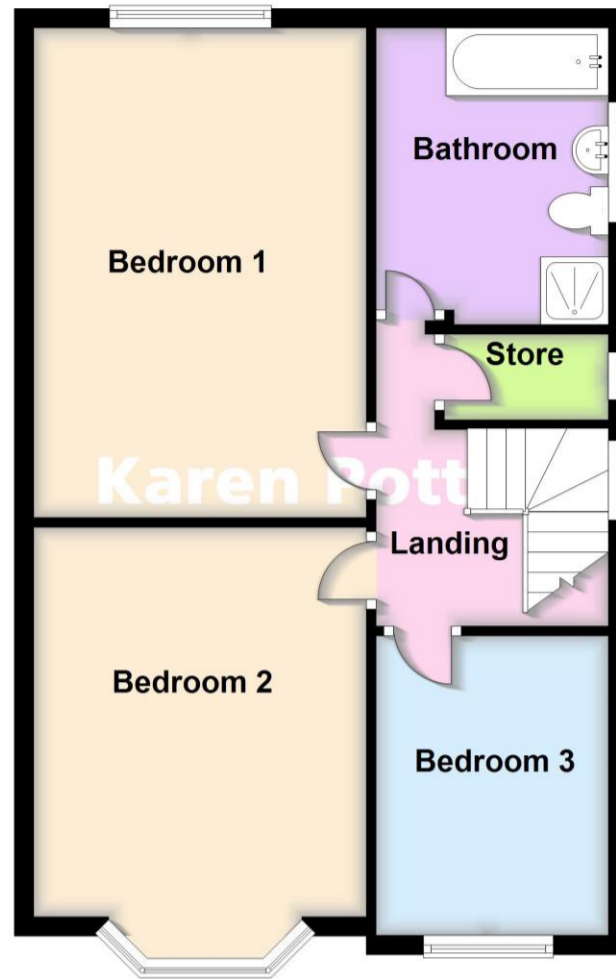
### Ground Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



### First Floor

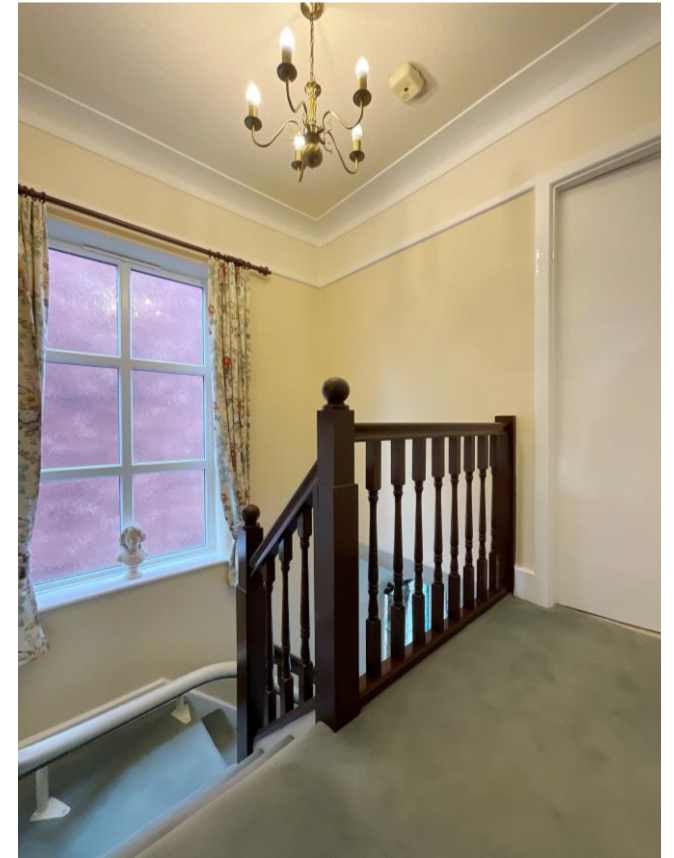
Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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