



- Refurbished 3 Bed Semi Detached
- Brand New Open Plan 'Light & Airy' Interior
- Ideal Home for First Time Buyers & Families
- Immediate Vacant Possession & No Chain
- Contents Available by Separate Negotiation



A VERY WELL PRESENTED & IMPROVED THREE BEDROOMED SEMI-DETACHED PROPERTY, FULLY REFURBISHED WITH A FANTASTIC BRAND NEW INTERIOR, AN IMPRESSIVE 'LIGHT & AIRY' OPEN PLAN LIVING SPACE, GARDENS AND DRIVEWAY. SITUATED IN THIS HIGHLY POPULAR AND VERY CONVENIENT RESIDENTIAL LOCATION!

This impressive home is in a sought-after residential area, popular with first time buyers and families, situated just off the outer ring roads and close to lots of local amenities, shops, cafe's and within catchment area of both an OFSTED 'outstanding' rated primary and secondary school! The property has been extensively refurbished, particularly ideal for those looking for good quality accommodation, ready to move into! It has a lovely new modern fitted kitchen, open plan to the dining and living area, a great space for entertaining. It also enjoys lots of natural light, especially from the large characterful lounge bay window. Each room has also been presented beautifully with soft furnishings and furniture, which we understand are available to purchase, subject to separate negotiation, keeping a buyer's potential setting up costs to a minimum!

Additional features include; new gas combination boiler, re-plastered & redecorated throughout, mostly new double glazed windows and new flooring. The tiled bathroom is also brand new with a contemporary white suite and shower over the bath and separate w/c.

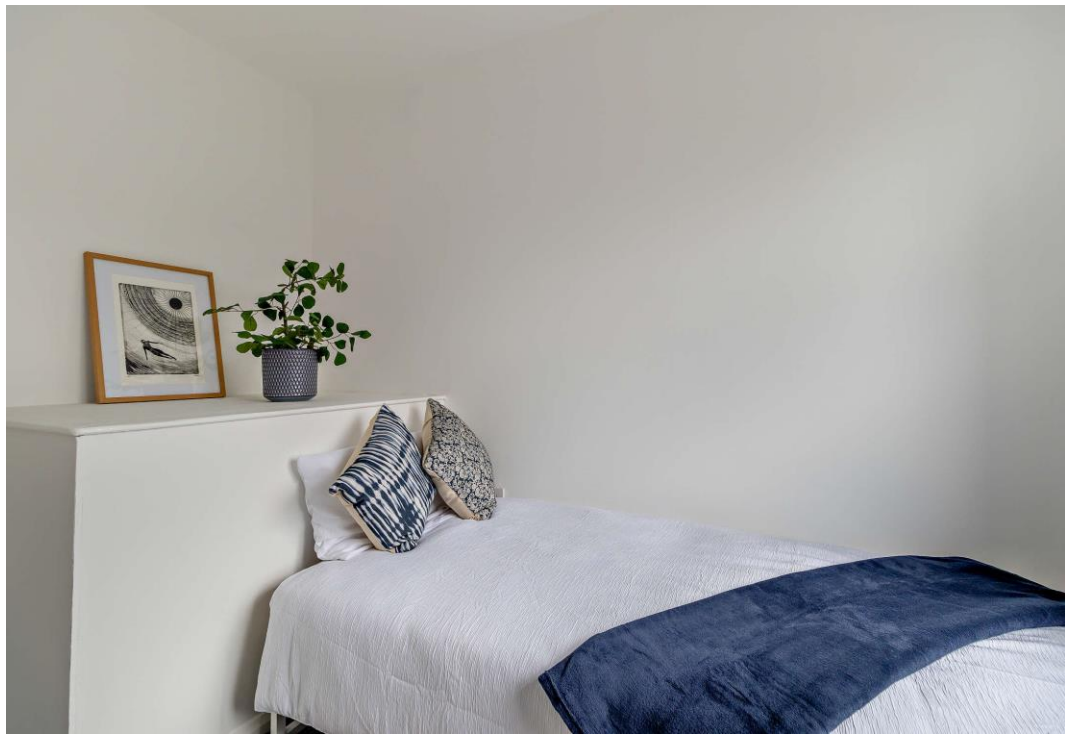
Externally there is a drive with off street parking for at least two cars, leading to a detached garage and front and rear lawned gardens. Buyers may want consider extending to the side, upwards and to the loft, subject to the usual planning consents. The property is offered with no onward chain and immediate vacant possession on completion, further enhancing its efficiency of sale.

Early internal inspection absolutely essential to appreciate the spacious layout, convenient location and lovely family or first home!

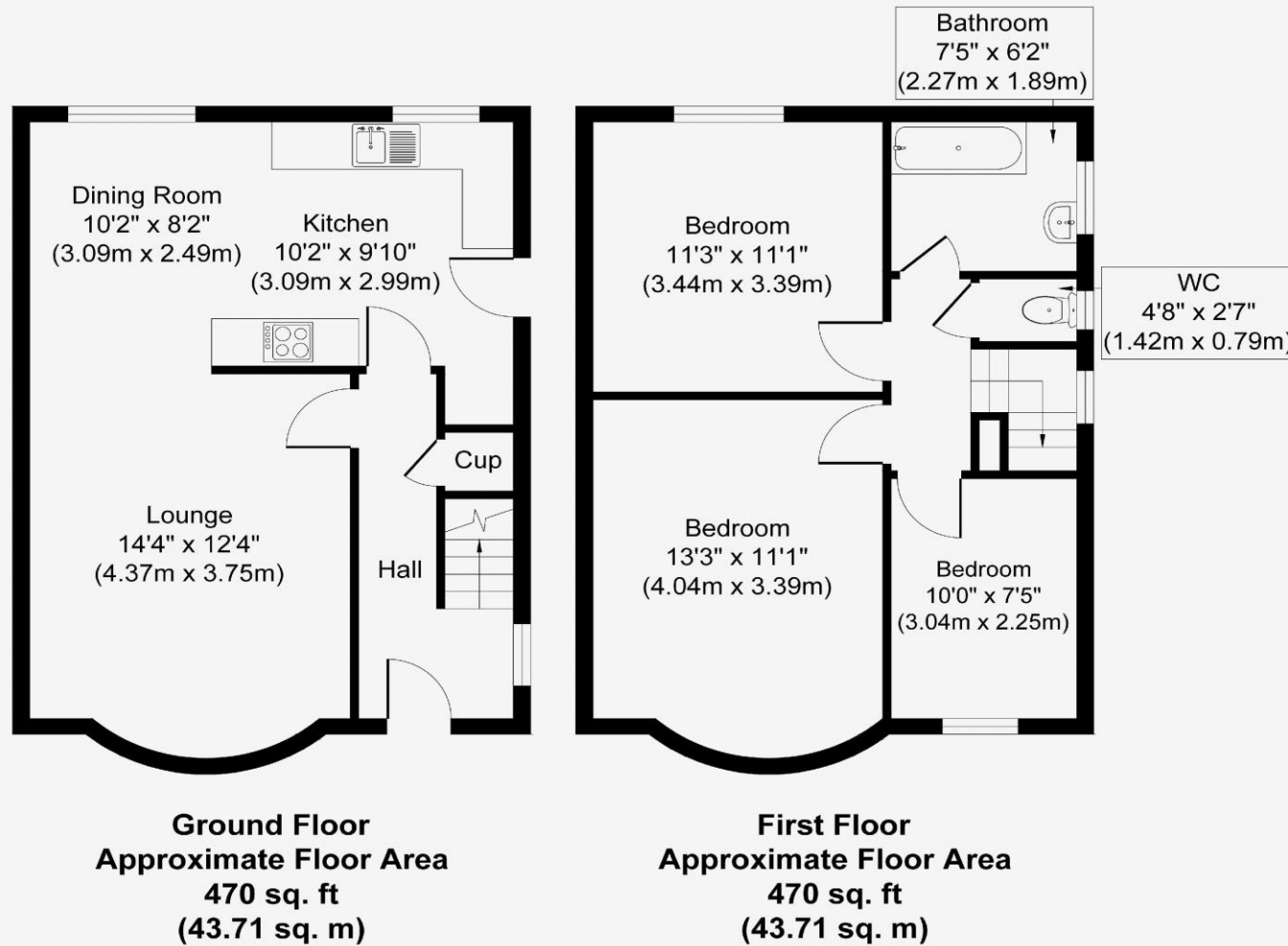












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure	Freehold
Council Tax Band	C
Possession	Sold subject to vacant possession
Viewings	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.
Offer procedure	If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.
Appliances/Services	None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.