



Ground Floor

Entrance Hall

Cloakroom

Lounge
4.83m (15'10") x 3.71m (12'2")

Kitchen/Dining Room
4.83m (15'10") x 2.77m (9'1")

First Floor

Landing

Bedroom 1
3.84m (12'7") x 3.78m (12'5")

En-suite Shower Room

Bedroom 2
2.86m (9'5") x 2.60m (8'6")

Bedroom 3
2.76m (9'1") x 1.96m (6'5")

Bathroom

Outside

The front and side gardens are laid mainly to lawn with decorative stone and gravelled beds, mature shrub edging, and a driveway for two vehicles to the side, that leads to a single garage that features an up-and-over door, with power and light connected. There is an EV charger to the driveway. The side garden is westerly facing and is fully fenced and brick wall enclosed, and features an extended paved patio seating area, lawn, and planted borders.

Further Information

Tenure: Freehold

Estate Charge: £374 per annum

Council Tax Band: C

EPC Rating: B

Agents Note: The current has upgraded the flooring in the entrance hall, lounge, and bedroom three with engineered hard wood Oak flooring, and carpets to the stairs, landing, bedroom one and two. The remaining flooring is Amtico.

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

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£365,000

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PROPERTY SUMMARY

An immaculately presented, detached home, in a sought-after location. This superb property features a kitchen/dining room with integrated Neff and Hotpoint appliances, upgraded flooring, an EV charging point, three well-proportioned bedrooms, an en-suite shower room, and a family bathroom. There is an enclosed westerly facing garden, a driveway for two vehicles, and a single garage. Offered with no onward chain, this property comes highly recommended.

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