



Jenkinson realestates

Colmanton Grove | Sholden  
Deal  
Asking Price £349,950



**Freehold**

86 SQ. Metres (925.70 SQ. Feet)

Council Tax: D

EPC Rating = C

Semi Detached Home

Offering Three Bedrooms

Car Port

Front and Rear Gardens

No Onward Chain Complications

En-Suite Shower Room

Jenkinson Estates are pleased to bring to the market this modern semi detached home in the ever popular location of Colmanton Grove, Sholden Fields. The property, which is accessed via an entrance hallway, offers a kitchen / dining room, a spacious sitting room and a ground floor W.C. The first floor continues to impress with three bedrooms, two doubles and the third a good size single. The master bedroom benefits from an en-suite shower room. The family bathroom completes the accommodation. Externally the property offers a good size rear garden, which is enclosed and has gated rear access that leads to a carport. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

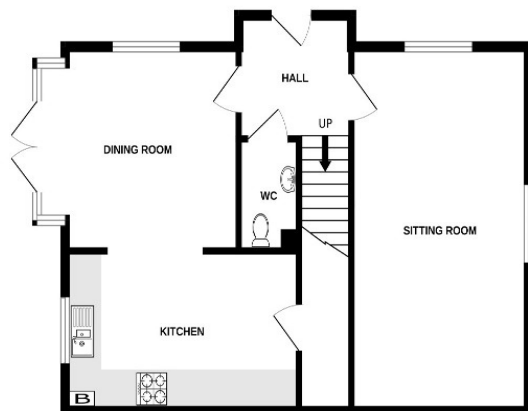




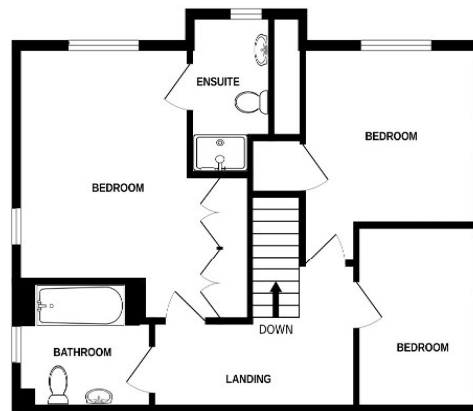




GROUND FLOOR



1ST FLOOR

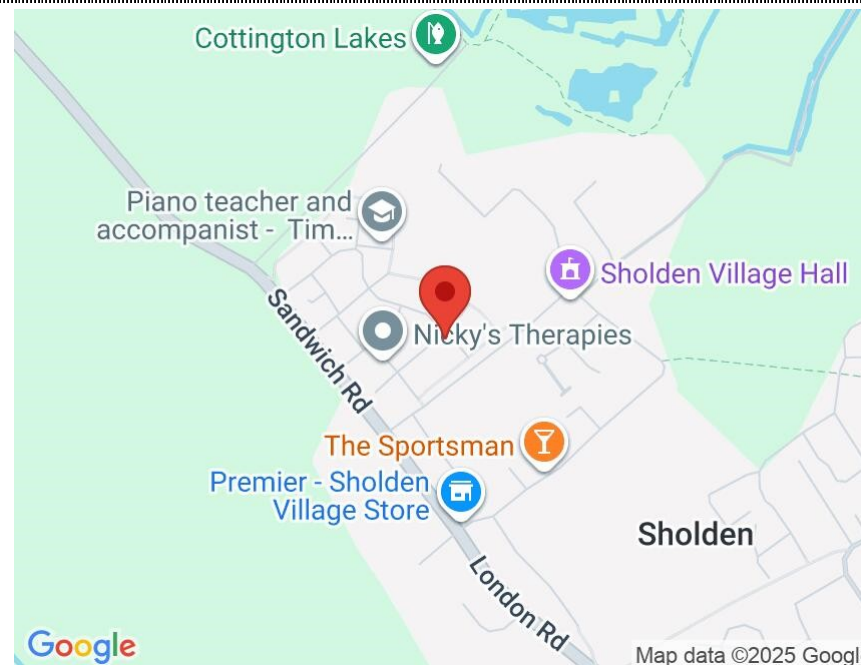


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



## Accommodation

Entrance Via;

Hallway

W.C

Sitting Room

16'2" x 10'5" (4.93m x 3.18m)

Dining Room

12'8" x 8'5" (3.86m x 2.57m)

Kitchen

13'6" x 7'3" (4.11m x 2.21m)

First Floor Landing

Bedroom One

12'8" x 11'7" (3.86m x 3.53m)

En-Suite Shower Room

7'1" x 4'2" (2.16m x 1.27m)

Bedroom Two

12'4" x 8'6" (3.76m x 2.59m)

Bedroom Three

7'4" x 6'8" (2.24m x 2.03m)

Family Bathroom

7'9" x 6'3" (2.36m x 1.91m)

Rear Garden

Car Barn

