



FOR STARTERS



GUIDE PRICE
£345,000

MAIN COURSE

**** NO CHAIN **** Welcome to this delightful 3 bedroom semi-detached property, perfectly situated in a sought-after neighbourhood, offering both convenience and comfort. The property boasts 3 bedrooms, driveway for parking and a garage, as well as a south facing private garden! This home is ideal for families, first-time buyers, and investors alike, given its prime location within walking distance to excellent schools and the bustling town centre.

As you enter you are greeted with a hall from which you have direct access to your living spaces. To the right you have good sized kitchen, comprising integrated appliances, a serving hatch through to the living area and plenty of work space for preparing your meals.

Step into a welcoming and generously sized living room, featuring a large window that allows ample natural light to flood the space, creating a warm and inviting atmosphere. The room is perfect for relaxing with family or entertaining guests. Adjacent to this space, is a beautiful conservatory area overlooking the garden, flooding with natural light.

Before heading upstairs, you surprisingly have a big storage area, perfect for a utility space or somewhere to hang your coats. You could convert this room into a downstairs WC, adding to the convenience of what this property has to offer.

Upstairs, you are welcomed with a spacious landing and a huge window overlooking the front. To the right is a toilet with a wash basin. There is perfect potential to create a dream main bathroom, by enlarging the size and adding to the décor which has already been tastefully done by the current owner.

The master bedroom is spacious with a large window overlooking the rear, and features a large fitted wardrobe. The two further bedrooms are excellent sizes, which both are useful for guest bedrooms or office spaces.

Outside, the property includes a charming private garden, ideal for outdoor activities, gardening, or simply unwinding in a serene environment. The garden is great in size and provides a safe space for children to play. To the side of the property you have direct access to the front and to your garage.



This charming semi-detached home combines comfort, convenience, and style, making it an excellent choice for those seeking a property in a prime location. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing!

- KITCHEN
11'11" x 7'10"
- LOUNGE/DINING ROOM
20'8" x 10'8"
- CONSERVATORY
9'8" x 8'1"
- BEDROOM ONE
11'11" x 10'2"
- BEDROOM TWO
11'11" x 8'5"
- BEDROOM THREE
10'2" x 8'5"

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



South Facing Garden



Mains Water,
Electric, Drainage



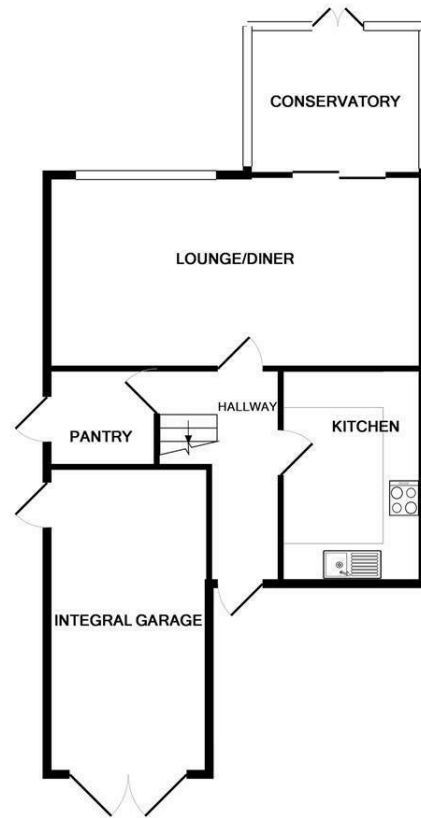
Gas Central Heating



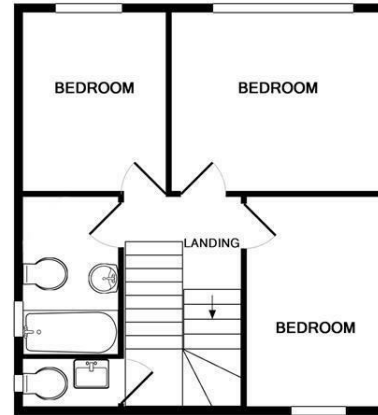
Thomas Jolyffe School
St Gregory's Catholic
School

WHY NOT TAKE
A LOOK INSIDE?
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GROUND FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

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. 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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