



Neyland Path

£170,000

- Council Tax Band: B. EPC Rating C.
- Neatly presented throughout.
- Conservatory providing extra living space.
- Downstairs shower room and upstairs family bathroom.
- Close to local amenities including shops and primary school.
- Three spacious bedrooms.
- Open-plan layout with modern fitted kitchen.
- Desirable location.
- EPC Rating: C

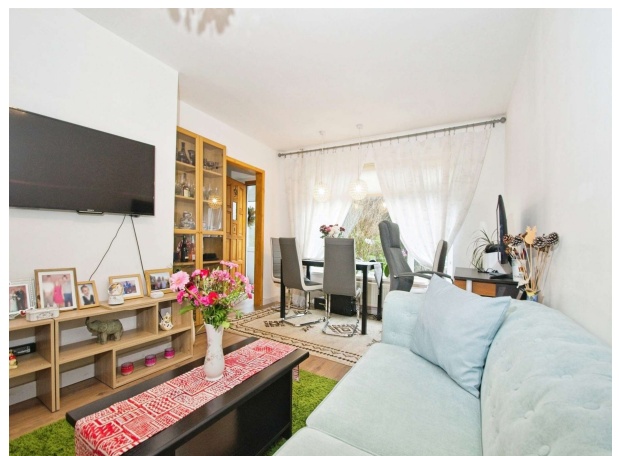


3 2 1



About the property

This immaculate three-bedroom terraced house offers modern open-plan living, spacious bedrooms, two bathrooms, a conservatory, and convenient amenities, all in an excellent location with great transport links.





Accommodation

External Porch

Leads to entrance hall.

Entrance Hall

Stairs to the first floor. Doors to ground floor rooms. Laminate flooring. Ceiling lights, Radiator.

Lounge

14' 1" x 11' (4.29m x 3.35m)

Front facing window. Laminate flooring. Ceiling lights, Door to the kitchen. Radiator.

Kitchen

Range of base and wall units. Integrated electric hob with extractor fan above. Integrated electric oven. Space for white goods. Doors to downstairs shower room and conservatory.

Downstairs Shower Room

Shower enclosure. W/C. Wash hand basin with storage unit beneath. Tiled walls.

Landing

Carpeted flooring. Doors to first floor rooms.

Bedroom One

12' 7" Max x 10' 8" Min (3.84m Max x 3.25m Min)

Laminate flooring. Ceiling lights. Radiator. Front facing window.

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

Laminate flooring. Ceiling lights. Radiator. Front facing window.

Bedroom Three

7' 5" x 8' 6" Min (2.26m x 2.59m Min)

Carpeted flooring. Ceiling lights. Radiator. Rear facing window.

Family Bathroom

Corner bath. W.C Pedestal wash hand basin with storage unit. Tiled walls. Tiled flooring. Chrome vertical radiator. Obscure window.

Rear Garden

Low maintenance lawned area. Patio seating area. Green house area with raised beds.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let