



## Princess Street, offers over £269,500

- No chain
- New flat roof
- Great links to M4
- Driveway parking
- 3 x Reception rooms
- Great school catchment area
- Spacious rear garden
- EPC Rating: D



 3  1  3





## About the property

This stunning three bedroom detached house offers a newly renovated kitchen, three good size bedrooms, three reception rooms, built-in storage, and a convenient downstairs toilet. There is a large rear garden and off-street parking - a perfect blend of tradition and modernity.





# Accommodation

## Lounge

12' 2" max x 11' 5" max ( 3.71m max x 3.48m max )  
 Bay UPVC window to front.Laminate flooring.

## Dining Room

13' 4" x 10' 8" ( 4.06m x 3.25m )  
 UPVC window to rear. Laminate flooring.

## Kitchen

19' 2" x 9' 7" ( 5.84m x 2.92m )  
 UPVC window to rear. Matching wall and base units.Oven and hob. Extractor fan. Laminate flooring.

## Sitting Room

18' 6" x 6' 9" ( 5.64m x 2.06m )  
 UPVC window to front. Laminate flooring.

## Cloakroom

5' x 3' 5" ( 1.52m x 1.04m )  
 UPVC window to rear. Hand basin, W.C

## Bedroom 1

11' 6" x 10' 7" ( 3.51m x 3.23m )  
 UPVC window to rear. Carpet.

## Bedroom 2

14' 3" x 10' 7" ( 4.34m x 3.23m )  
 UPVC bay window to front. Carpet.

## Bedroom 3

9' 3" x 7' 5" ( 2.82m x 2.26m )  
 UPVC window to rear. Carpet.

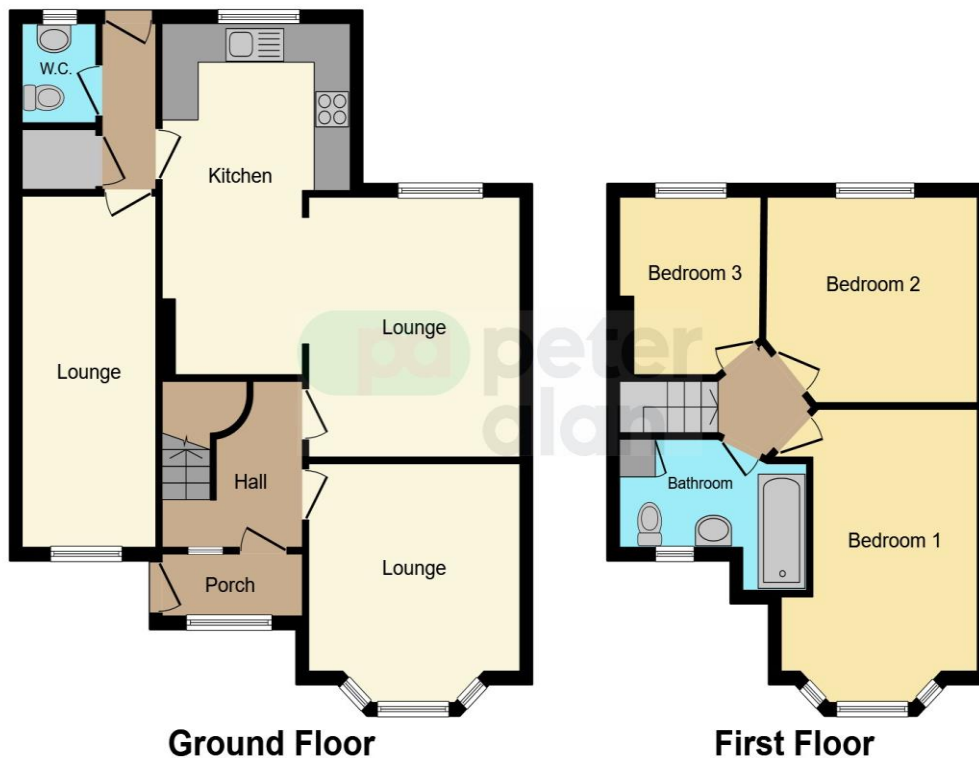
## Bathroom

UPVC window to front. Hand basin,W.C, bath with shower over. Laminate flooring.

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## 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.

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