



Forest View, £170,000

- Semi-Detached
- Three Double Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- Ideal First Time Buy
- EPC Rating: E



 3  1  2



About the property

A well presented three bedroom semi-detached property for sale with no on-going chain. Ideal first time buyers opportunity or family home, benefiting from three double bedrooms, two reception rooms, a modern kitchen with part fitted appliances, and a front and rear garden. Situated within the popular area of Cimla, with schools, shops and public transport links all within close proximity.

Internally the property comprises of an entrance hall, a lounge, dining room and kitchen to the ground floor. The first floor features three double bedrooms, ample storage, a bathroom and a separate w.c.

To the front of the property there is an enclosed low maintenance garden with side access via a gate. The rear garden also offers an enclosed space with part decking and patio.

Internal viewings come highly recommended.



Accommodation

Entrance Hall

Entrance via a upvc door to the front. Fitted carpet, understair storage, stairs to the first floor, upvc window to the side and a door into the lounge.

Lounge

12' 6" x 12' 7" max (3.81m x 3.84m max)
Fitted carpet, upvc window to the front - leading into dining room.

Dining Room

9' 2" max x 9' 2" max (2.79m max x 2.79m max)
Laminate flooring, upvc window to the rear, build in storage cupboard and a door into the kitchen.

Kitchen

9' 3" x 8' 9" (2.82m x 2.67m)
Fitted with a matching range of wall and base units with worktop space over and a sink with a mixer tap. Integrated cooker, hob, hood, fridge freezer, washing machine and dishwasher. Laminate flooring, upvc window to the rear and a upvc door with obscured glass to the side.

Landing

Fitted carpet to stairs and landing, access to the attic, upvc window to the side, build in storage cupboard housing a wall mounted gas combination boiler and doors into all three bedrooms, bathroom and w.c.

Bedroom One

11' 4" max x 10' 1" min (3.45m max x 3.07m min)
Fitted carpets, build in storage and a upvc window to the front.

Bedroom Two

12' 6" max x 9' 1" (3.81m max x 2.77m)
Fitted carpet, build in storage and a upvc window to the rear.

Bedroom Three

8' 7" x 7' 7" (2.62m x 2.31m)
Laminate flooring and a upvc window to the front.

Bathroom

Fitted with a two piece suite comprising of a bath with a mixer tap, shower over and glass screen and a wash hand basin with a mixer tap. Laminate flooring and tiled walls. Heated towel rail and a upvc window with obscured glass to the rear.

W.C

W.c and wash hand basin with mixer tap, laminate flooring and part tiled walls. Upvc window with obscured glass to the side.

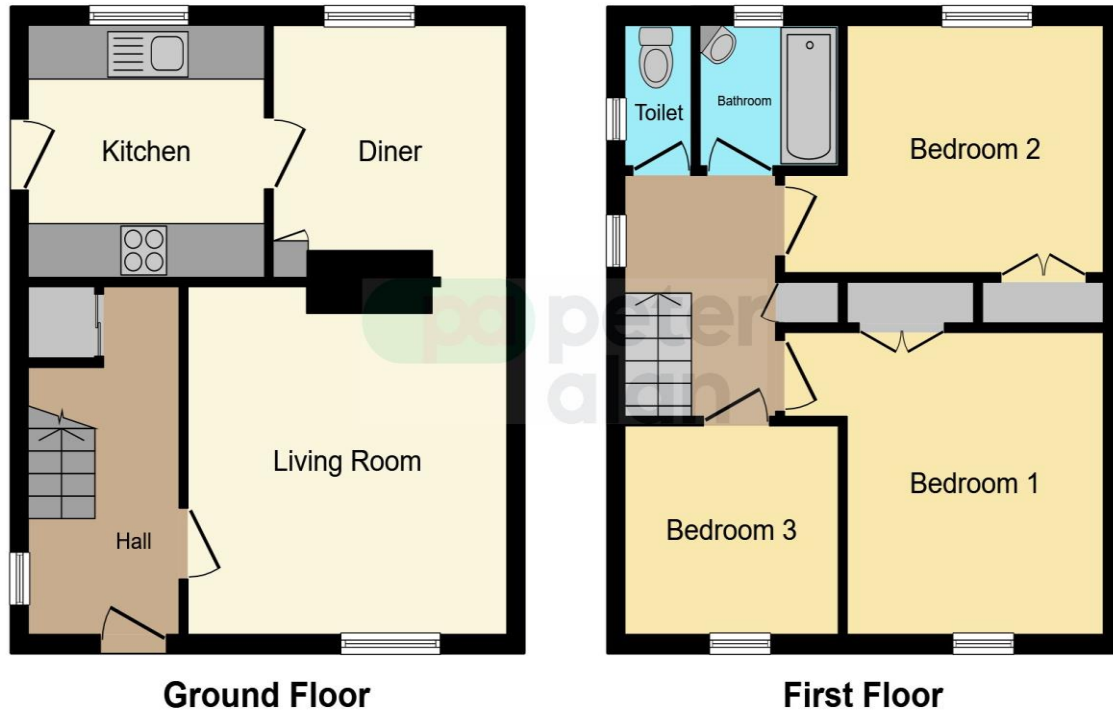
Front

Gate to the front, lowering to garden space with side access via a gate.

Rear

Door into brick build storage shed. Patio and decking areas lowering to an area laid to chipping stones.

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.