



## High Cross Road, offers over £335,000

- No Onwards Chain
- Extended Property
- Large Gardens
- Garage and Driveway
- Sought After Location
- Council Tax Band - E
- EPC Rating: D



 3  1  2



## About the property

Presenting a desirable semi-detached property, listed for sale and in good condition. This home offers three appealing reception rooms and kitchen. It's an ideal dwelling for families and couples alike, thanks to its three well-proportioned bedrooms, of which one is a master bedroom, another is a comfortable double, and the third is a cozy single room.

The property also boasts an EPC rating of 'D' and falls under the council tax band 'E'. Notably, the first reception room is endowed with large triple glazed windows, allowing plenty of natural light to filter through and illuminate the space. The third reception room charms with a lovely garden view, offering a serene retreat within your home.

This property is situated in a prime location, with nearby schools making it perfect for families with children. There are also local amenities within easy reach, making day-to-day life convenient. For those who enjoy outdoor pursuits, the proximity to nearby parks, walking routes, and cycling routes gives plenty of options for leisurely activities or exercise.

One of the unique features of this property is the inclusion of a garage and parking facilities, providing much-needed space for vehicles and storage. The garden is another stand-out feature, presenting an open space for relaxation, play, or outdoor entertaining.

In summary, this property offers a beautiful and comfortable living space in a sought-after location, with



## Accommodation

### Entrance Hallway

### Living Room

13' x 12' 7" ( 3.96m x 3.84m )

### Dining Room

Irregular Shaped Room x ( x )

### Kitchen

8' 7" x 14' 6" ( 2.62m x 4.42m )

### Conservatory

9' 8" x 8' 5" ( 2.95m x 2.57m )

### Bedroom One

12' 6" x 10' 9" ( 3.81m x 3.28m )

### Bedroom Two

12' max x 10' 9" max ( 3.66m max x 3.28m max )

### Bedroom Three

7' 2" x 8' ( 2.18m x 2.44m )

### Bathroom

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## Floorplan



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