



Grove Road, £210,000

- Generous size driveway to the front
- Enclosed rear garden with lawn and decking
- Open plan living/dining room
- Fitted wardrobes to all bedrooms
- Council Tax C
- EPC Rating: Awaited



 3  1  2



About the property

New to the market is this well-presented traditional family home, which has been lovingly renovated whilst boasting original features such as heightened ceilings, modern bathroom and a feature fire with inset wood effect gas fire.

The property benefits from a generous sized open plan living/dining room and separate sitting room and kitchen. To the first floor there are three bedrooms and bathroom. Externally there is a driveway to the front, an enclosed rear garden laid to lawn and with decking area.

The property further benefits from UPVC double glazing and gas central heating. For more information or to book a viewing please contact Peter Alan Morrison on 01792 798201 or book online 24/7.



Accommodation

Entrance Hall

Tiled flooring, stairs to the first floor with wood and glass paneling. Window to side and doors into the kitchen and living room

Living Room

13' 9" x 11' 2" Max (4.19m x 3.40m Max)
Herringbone style wooden floor, feature fire with inset wood effect gas fire, window to front

Dining Room

14' x 11' 4" Max (4.27m x 3.45m Max)
Open plan from living room, herringbone style wooden flooring

Kitchen

9' 9" x 11' 2" (2.97m x 3.40m)
Tiled flooring, range of base and wall units with worktops over. Integrated raised double oven with separate gas hob and extractor. Integrated fridge/freezer, washing machine and dishwasher. Black sink and mixer tap with draining board. Windows to side and rear with door into sitting room.

Sitting Room

9' x 11' 6" (2.74m x 3.51m)
Laminate flooring, double doors to the rear garden

Bedroom One

13' 9" x 11' 3" (4.19m x 3.43m)
Carpeted, fitted wardrobes, window to front

Bedroom Two

15' 6" Max x 11' 4" Max (4.72m Max x 3.45m Max)
Carpeted, fitted wardrobes, window to rear

Bedroom Three

10' 1" x 11' 5" Max (3.07m x 3.48m Max)
Carpeted, fitted wardrobes, window to rear

External

Generous size driveway to the front with side access to the rear garden which is mainly laid to lawn with decking area.

01792 798201

morrison@peteralan.co.uk

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

