



Court Road, offers in excess of £240,000

- 2 RECEPTION ROOMS - Council Tax Band D
- 3 BEDROOMS & FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES; SHOPS, SCHOOLS, PUBLIC TRANSPORT ROUTES
- SPACIOUS REAR GARDEN
- POTENTIAL TO LOFT CONVERT *STPP*
- EPC Rating: C



 3  1  2



About the property

2 RECEPTION ROOMS - TOWN CENTRE LOCATION - POTENTIAL TO LOFT CONVERT *STPP* - Close to local amenities; town center shops, supermarkets, parks, beaches, popular school catchment, easy access to link roads leading to M4 corridor, close proximity to Dock View Road Train Station and bus routes.

Accommodation

Hallway Enter via UPVC glazed door, power points, radiator, original tiled flooring, stairs ascending to first floor.

Living Room 13' 8" max x 10' 10" max (4.17m max x 3.30m max)

T.V. point, power points, radiator, coving, ceiling rose, laminate flooring, bay window to front aspect.

Reception Room

12' 2" max x 11' 8" max (3.71m max x 3.56m max)

Laminate flooring, fitted cupboard under stairs, power points, radiator, window to rear aspect.

Kitchen/ Dining Road 18' 9" max x 10' 11" (5.71m max x 3.33m)

Matching wall and base units with complimentary work tops, breakfast bar with seating and fitted cupboards under, inset sink, drainer and mixer tap, integrated 5 ring gas hob, space for utilities, splash back tiled areas, power points, window to rear, wall mounted Baxi Boiler, door leading to Utility.



Utility Room

9' 10" x 3' 9" (3.00m x 1.14m)

Space for utilities, power points, tiled flooring, radiator, door to Rear Garden.

Landing

Fitted carpet, power points, radiator, loft hatch access, doors into Bedrooms and Bathroom.

Bedroom One

15' 10" max x 11' 3" max (4.83m max x 3.43m max)

Laminate flooring, power points, radiator, two windows to front aspect.

Bedroom Two

11' 2" max x 8' 6" max (3.40m max x 2.59m max)

Laminate flooring, power points, radiator, two windows to rear aspect.

Bedroom Three

12' 2" max x 6' 1" max (3.71m max x 1.85m max)

Laminate flooring, power points, radiator, two windows to front aspect.

Bathroom

W.C., wash hand basin, shower cubicle, splash back tiled areas, radiator, white-claw foot bath with shower attachment off mixer tap.

Outside

To The Front

Small court yard, wrought iron gate, low level brick walls.

To The Rear

SOUTH FACING GARDEN - Patio areas, slate chippings, complimentary raised flower beds, inset pond, partly laid to lawn, outside power points, outside tap, gate to rear lane access. *Shed to remain*

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Floorplan



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