



Lidmore Road, offers in excess of £295,000

- NO CHAIN - EXTENDED TO THE REAR
- 2 DOUBLE BEDROOMS - POTENTIAL TO DEVELOP FURTHER
- WEST END - CLOSE TO BEACHES, PARKS, SHOPS
- Council Tax Band - D
- DRIVEWAY & GARAGE
- EPC Rating: D



 2  1  1



About the property

NO CHAIN - EXTENDED TO THE REAR - POTENTIAL TO DEVELOP/ LOFT CONVERT. Comprising of hallway, living room, extended kitchen/ diner, 2 double bedrooms, bathroom, enclosed rear garden, garage, driveway.

Accommodation

Entrance Hallway

Enter via UPVc glazed door, vinyl flooring, power points, radiator, loft hatch access.

Living Room

20' 3" max x 12' max (6.17m max x 3.66m max)

T.V. point, power points, radiator, fire place *back boiler*, bay fronted window.

Kitchen/ Diner



20' 1" max x 8' 8" max (6.12m max x 2.64m max)

EXTENDED TO THE REAR Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, integrated fridge freezer, space for utilities, power points, radiator, vinyl flooring, windows and doors to rear garden.

Bedroom One

14' 5" plus airing cupboard x 11' 5" (4.39m plus airing cupboard x 3.48m)

Fitted airing cupboard, fitted carpet, power points, radiator, window to rear.

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)

Fitted carpet, power points, radiator, window to front aspect.

Bathroom

W.C., wash hand basin, bath with over head shower, splash back tiled areas, radiator, window to side.

Outside

To The Front

Driveway for multiple vehicles, side access to rear, pull up-and-over door to garage.

01446 733224

barry@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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