

Coldbrook Road East, £250,000

- POTENTIAL TO DEVELOP FURTHER
- SPACIOUS PLOT FROM FRONT TO BACK
- NO ONGOING CHAIN
- Council Tax Band D
- CLOSE TO SHOPS, TRAIN STATION, BUS ROUTES & LINK ROADS LEADING TO M4 CORRIDOR
- EPC Rating: D









About the property

POTENTIAL TO DEVELOP FURTHER - SPACIOUS PLOT FROM FRONT TO BACK. Close to local amenities; doctors surgery, popular school catchment, easy access to link roads lading to M4 corridor, public transport routes, supermarkets, town centre shopping facilities.

Accommodation

Lounge

12' 8" Max x 13' 1" Max (3.86m Max x 3.99m Max)

Tv point, power points, radiator, laminate floor, bay to front.

Dining Room

13' 5" Max x 10' 9" (4.09m Max x 3.28m)

Kitchen

14' 8" Max x 10' 11" Max (4.47m Max x 3.33m Max)

Utility Room

8' 1" x 5' 1" (2.46m x 1.55m)

Shower Room

7' 10" x 7' 9" (2.39m x 2.36m)

W.C, wash hand basin, walk in shower, Vaillant boiler.









Bedroom One

13' 2" x 10' 2" (4.01m x 3.10m)

Carpet, power points, radiator, bay to front.

Bedroom Two

11' 4'' Max x 10' (3.45m Max x 3.05m)

Carpet, power points, radiator, under stairs storage cupboard, window to side.

Loft Space

 $24' 5" \times 10' 11"$ plus eaves ($7.44m \times 3.33m$ plus eaves)

Rear Garden

Shed

10' 11" x 8' 2" (3.33m x 2.49m)

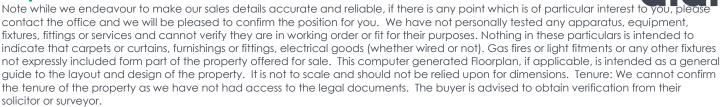


Floorplan



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

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