



## Laburnum Close, £175,000

- NO ONGOING CHAIN - ALLOCATED PARKING SPACE
- LARGER THAN AVERAGE PLOT - POTENTIAL TO EXTEND \*stpp\*
- RECENTLY RENOVATED THROUGHOUT
- QUIET CUL-DE-SAC
- Council Tax Band - C
- EPC Rating: C



 3  1  2





## About the property

NO CHAIN - RECENTLY DECORATED - LARGER THAN AVERAGE PLOT. Close to local amenities; public transport routes, easy access to link roads leading to M4 corridor, popular school catchment, parks, beaches, shops, supermarkets.

## Accommodation

### Hallway

Enter via a UPVC glazed door, fitted carpet, power points, radiator, fitted cupboard under stairs, stairs to first floor.

### Living/ Dining Room

16' 4" Max x 9' 11" ( 4.98m Max x 3.02m )

T.V. point, power points, radiator, fitted carpet, window to rear, door to rear Garden. \*POTENTIAL TO EXTEND TO REAR stpp\*

### Kitchen/ Diner

12' 1" x 9' 10" ( 3.68m x 3.00m )

Matching wall and base units with complimentary worktops, inset sink, drainer and mixer tap, inset gas hob and oven, fridge freezer to remain, washing machine to remain, space for additional utilities, full height fitted cupboard, power points, radiator, vinyl flooring, window to front aspect.



### Landing

Fitted cupboard housing boiler, power points, radiator, fitted carpet, loft hatch access.

### Bedroom One

12' 1" x 8' 4" ( 3.68m x 2.54m )

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

### Bedroom Two

9' 11" x 8' 4" ( 3.02m x 2.54m )

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

### Bedroom Three

7' 7" x 5' 6" ( 2.31m x 1.68m )

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

### Bathroom

W.C, wash hand basin, bath with shower attachment, splash back panelled walls, window to front aspect.

### Outside

#### To The Front

Allocated parking space, enclosed front garden, mainly laid to lawn, pathway to front entrance.

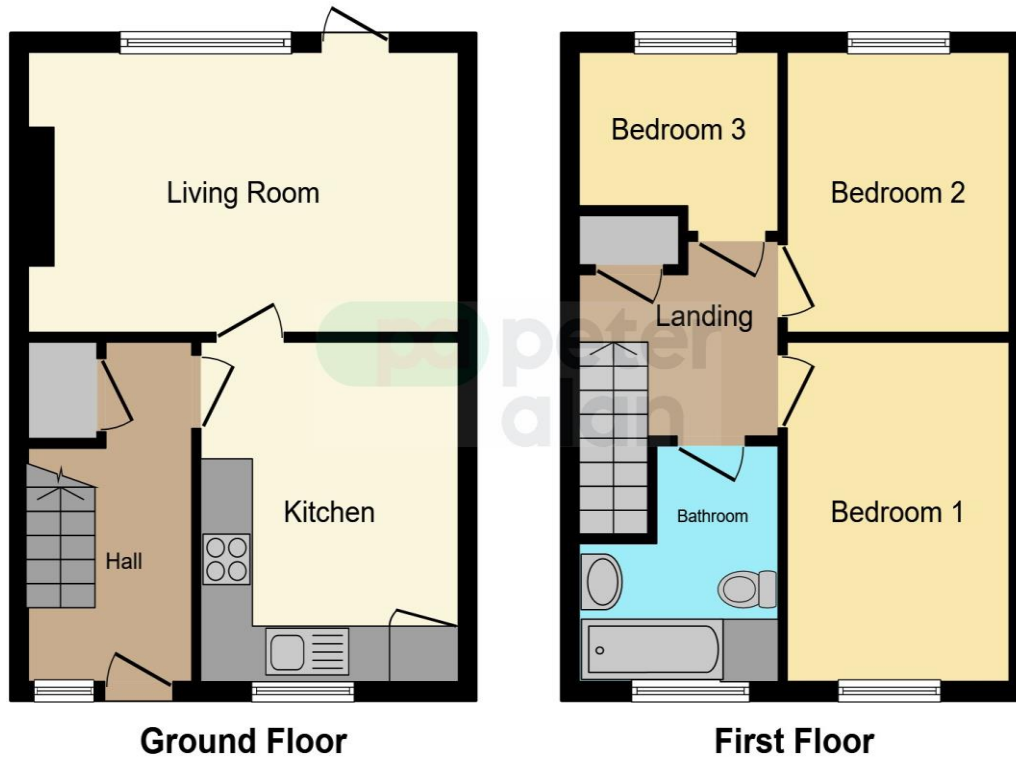
#### To The Rear

\*POTENTIAL TO EXTEND stpp\* LARGER THAN AVERAGE REAR GARDEN \* Patio area, mainly laid to lawn, enclosed with fencing.

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## Floorplan



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