



## Park Road, £400,000

- COUNCIL TAX BAND - D
- TRADITIONAL FEATURES THROUGHOUT
- PARTIAL SEA VIEWS
- CLOSE TO BEACHES, PORKERRY, ROMILLY PARK, THE KNAP.
- CLOSE PROXIMITY TO TRANSPORT LINKS
- GARAGE & HARD STAND TO REAR
- FREEHOLD
- WEST END LOCATION



 3  2  1





## About the property

TRADITIONAL FEATURES THROUGHOUT - WEST END LOCATION - 2 BEDROOM GROUND FLOOR MAISONETTE - PRIVATE FRONT AND REAR GARDEN - GARAGE AND HARD STAND TO REAR. Situated in a sought after area and conveniently located close to shops, public transport links and within popular school catchment areas.

## Accommodation

### Front Garden

Laid to lawn, patio seating area to front.

### Entrance Hall

Original parquet floor.

### Cloakroom

Tiled floor, w.c, sink, window.

### Lounge

17' 2" max x 17' 6" max ( 5.23m max x 5.33m max )

Bay window to front \*SEA VIEWS\*, high ceilings with coving and ceiling rose, open fireplace, carpet.





### Dining Room

14' 3" max x 12' 8" max ( 4.34m max x 3.86m max )

French doors to patioed seating area, fitted log burner, coving, parquet flooring. \*Potential to use as additional bedroom\*

### Kitchen

8' 5" max x 5' 7" max ( 2.57m max x 1.70m max )

Tiled floor, modern fitted cupboards and worktops, integrated fridge freezer and washing machine, fitted oven, hob and extractor fan, window to side, french doors to rear garden.

### Bedroom 1

13' 1" max x 14' 4" max ( 3.99m max x 4.37m max )

uPVC door to rear garden, coving, carpet.

### Bedroom 2

12' 7" max x 9' 3" max ( 3.84m max x 2.82m max )

Window to side, fitted wardrobes, coving, carpet.

### Bathroom

Tiled floor, walk in double shower, w.c, sink, towel radiator, window.

### Rear Garden

Out house with power, decking area, summer house, planters, shrubs, hard stand to rear for parking. Access to hardstand and garage from Cambridge Street.

### Garage

Folding doors, power.

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](http://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