

# Port Road East, £415,000

- council tax band E
- DRIVEWAY TO FRONT
- LARGER THAN AVERAGE REAR GARDEN
- CLOSE TO LOCAL AMENITIES & ACCESS TO M4
- TRADITIONAL FEATURES THROUGHOUT
- EPC Rating: C









# About the property

LARGER THAN AVERAGE REAR GARDEN - OFF ROAD PARKING FOR MULTIPLE VEHCILES - MULTIPLE RECEPTION ROOMS - TRADITIONAL FEATURES THROUGHOUT. Comprising of hallway, cloakroom, lounge, dining room, kitchen, utility, sunroom, landing, 3 bedrooms, driveway to front, larger than average rear garden. Close to local amenities; easy access to link roads leading to M4 corridor, public transport routes, parks, forestry walks, popular school catchment, supermarkets. Call 01446 733224

# **Accommodation**

### **Entrance Hall**

Stained glass window fitted carpet.

## Cloakroom

W.C, sink.

### Lounge

12' 4" max x 10' 5" max ( 3.76m max x 3.17m max )

Bay window to front, parquet wood flooring.

## **Dining Room**

11' 3" max x 13' 5" max ( 3.43m max x 4.09m max )

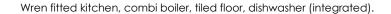
Window to front, parquet flooring.

#### **Kitchen**

8' 1" max x 10' 1" max ( 2.46m max x 3.07m max )







#### **Utility Room**

4' 8" max x 6' 1" max ( 1.42m max x 1.85m max )

Fitted worktops, integral washing machine and integral fridge freezer.

#### Landing

Stained glass window, carpet.

#### Bedroom 1

12' 7"  $\max x$  10' 6"  $\max$  ( 3.84m  $\max x$  3.20m  $\max$  )

Window to front, carpet.

#### Bedroom 2

13' 6" max x 9' 6" max ( 4.11m max x 2.90m max )

Window to front, fitted wardrobes, carpet.

#### Bedroom 3

8' 1" max x 8' 8" max ( 2.46m max x 2.64m max )





Carpet, window to rear.

#### **Bathroom**

Shower and bath, w.c, sink, towel radiator, window.

#### Sunroom

11' 8" x 16' 3" ( 3.56m x 4.95m )

Windows, French doors leading to rear garden, additional side door to rear garden.

#### **Loft Space**

Velux window, power, pull-down ladder.

#### Front Garden

Driveway to front, lawn, outside tap to side aspect.

#### Rear Garden

Enclosed with brick and block walls, pergola, patio areas, lawn, shrubs and trees, green house, summer house, brick built shed with power.

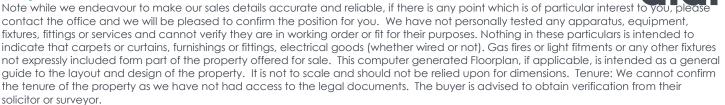


# **Floorplan**



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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