



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



 3  1  2



About the property

LARGER THAN AVERAGE REAR GARDEN - OFF ROAD PARKING FOR MULTIPLE VEHICLES - 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)



Wren fitted kitchen, combi boiler, tiled floor, dishwasher (integrated).

Carpet, window to rear.

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.

Bathroom

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

Landing

Stained glass window, carpet.

Sunroom

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

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

Bedroom 1

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

Window to front, carpet.

Loft Space

Velux window, power, pull-down ladder.

Bedroom 2

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

Window to front, fitted wardrobes, carpet.

Front Garden

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

Bedroom 3

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

Rear Garden

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

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Floorplan



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