



## Picton Road, ##Invalid offers in excess of £225,000

- Council Tax Band - C
- DRIVEWAY TO FRONT
- IDEAL FIRST TIME BUY / INVESTMENT
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- EPC Rating: C



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## About the property

NO ONGOING CHAIN - DRIVEWAY TO FRONT - IDEAL FIRST TIME BUY / INVESTMENT. The property is close to local amenities; Coastal walks, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment, easy access to link roads leading to the M4 corridor and public transport.

## Accommodation

### Lounge / Kitchen

24' 8" x 11' 8" ( 7.52m x 3.56m )

Open plan living room / kitchen, laminate wood flooring, patio doors leading to rear garden.

### Landing

Fitted storage cupboard

### Bedroom One

11' 8" x 8' 7" ( 3.56m x 2.62m )

Fitted carpet, window to rear \*Views over fields\*.

### Bedroom Two

10' 8" x 6' 8" ( 3.25m x 2.03m )

Fitted carpet, window, storage cupboard.



## Bathroom

Fitted bath with overhead shower, w.c, sink, laminate tile effect floor, window.

## To Front

Driveway to front.

## To Rear

Patio area, laid to lawn, Cherry tree, side access.

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## Floorplan



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