



## Court Road

**£270,000**

- COUNCIL TAX BAND - D
- CLOSE TO LOCAL AMENITIES; SHOPS, PARKS, POPULAR SCHOOL CATCHMENT
- 4 BEDROOMS - ENSUITE TO MASTER
- TOWN CENTRE LOCATION
- RE-DECORATED THROUGHOUT
- EPC Rating: D



 4  2  2



## About the property

4 BEDROOMS - RE-DECORATED THROUGHOUT - TOWN CENTRE LOCATION Comprising of porch, hallway, living/ dining room, kitchen, utility room, shower room, landing, 4 bedrooms, family bathroom, enclosed larger than average rear garden. \*CALL 01446 733224\*

## Accommodation

### **Hallway**

### **Living Room**

12' 9" max x 11' 3" max ( 3.89m max x 3.43m max )

### **Reception Room**

10' 6" x 11' 8" ( 3.20m x 3.56m )

### **Dining Room**

10' 4" x 13' 9" ( 3.15m x 4.19m )

### **Kitchen**

10' 3" x 9' 8" ( 3.12m x 2.95m )

### **First Floor Landing**

### **Bedroom 2**

16' 7" x 11' 4" max ( 5.05m x 3.45m max )



### **Bedroom 3**

10' 3" x 11' 8" ( 3.12m x 3.56m )

### **Bedroom 4**

10' 4" x 9' 9" ( 3.15m x 2.97m )

### **Bedroom 5**

7' 2" x 8' 8" ( 2.18m x 2.64m )

### **Family Bathroom**

### **Second Floor Landing**

### **Bedroom 1**

### **Ensuite**

### **To Rear**

Enclosed rear garden with lane access.

### **To Front**

Small courtyard to front. On street parking.

## Floorplan



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