

A spacious property benefitting from three well proportioned bedrooms, lounge/ diner, utility room, conservatory, delightful enclosed rear garden & garage. The property also benefits from no onward chain.

**The Accommodation Comprises:-**

Obscured UPVC double glazed door to:

**Entrance Hall:-**

Stairs to first floor landing, two under stairs storage cupboards one of which houses meters, radiator, door into;

**Lounge/ Diner:-** 23' 2" maximum measurement x 10' 11" (7.06m x 3.32m)

UPVC double glazed window to front elevation, two radiators, gas fireplace with stone surround, window to side elevation, sliding doors to:

**Conservatory:-** 10' 11" x 8' 10" (3.32m x 2.69m)

Glass roof, windows to side and rear elevations, door to side elevation.

**Kitchen/ Breakfast Room:-** 13' 2" x 8' 8" (4.01m x 2.64m)

UPVC double glazed window to rear elevation, door to rear elevation, fitted with a range of base cupboards and matching eye level units, integrated oven and gas hob with extractor hood over, integrated fridge, sink unit, wall mounted Potterton boiler, space for small table and chairs.

**Utility Room:-** 10' 5" x 5' 11" (3.17m x 1.80m)

Obscured UPVC double glazed window to front elevation, tiled floor, low level WC, cupboards with stainless steel sink unit integrated, space for washing machine and fridge freezer.

**First Floor Landing:-**

Access to loft via hatch, cupboard housing hot water tank and with shelving.

**Bedroom One:-** 13' 4" x 10' 11" (4.06m x 3.32m)

UPVC double glazed window to front elevation, radiator.

**Bedroom Two:-** 11' 1" x 11' 0" (3.38m x 3.35m)

UPVC double glazed window to front elevation, recess with shelving, storage cupboard, radiator.

**Bedroom Three:-** 7' 11" x 7' 8" (2.41m x 2.34m)

UPVC double glazed window to rear elevation, storage cupboard, radiator.

**Shower Room:-** 5' 8" x 5' 7" (1.73m x 1.70m)

Obscured UPVC double glazed window to rear elevation, double shower cubicle with shower curtain and shower above, pedestal wash hand basin.

**WC:-**

Obscured window to rear elevation, low level WC.

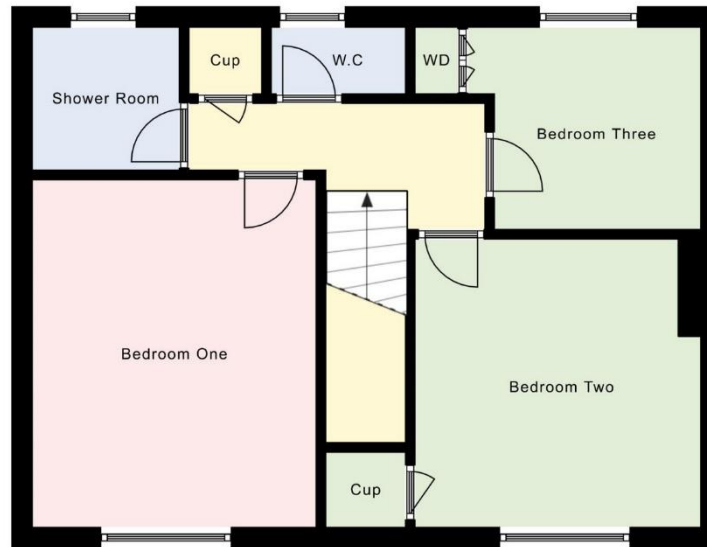
**Outside:-**

To the front of the property the garden is low maintenance and enclosed by fencing, gate providing pedestrian access.

The rear garden is a truly delightful feature of the property, enclosed by brick wall and fencing with patio, path and lawn, mature shrubs and tree to borders, gate providing side pedestrian access and access via the garden to a garage with up and over door, garden shed (to remain).







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£265,000

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\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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