

***A very well presented two double bedroom property benefitting from spacious first floor bathroom, lounge, separate sitting room, extended kitchen/diner, delightful enclosed rear garden, double garage with light and power, situated in a popular location close to shops and schools ***

The Accommodation Comprises:

Entrance Hall

Obscured double glazed window and door to front elevation, stairs to First Floor, under-stairs storage cupboard housing utility meters.

Lounge 13' 4" x 9' 10" (4.06m x 2.99m)

UPVC double glazed bay window to front elevation, feature fireplace, radiator.

Sitting/Dining Room 14' 5" x 17' 3" (4.39m x 5.25m) max

UPVC double glazed window to rear elevation, feature fireplace, radiator, space for table and chairs.

Kitchen/Breakfast Room 11' 6" x 7' 10" (3.50m x 2.39m)

UPVC double glazed window to rear elevation, door and glass panel to side elevation, fitted with a range of base cupboards and matching eye level units, built-in extractor hood, space for oven and fridge/freezer, space and plumbing for washing machine, stainless steel sink unit with mixer tap.

First Floor Landing

UPVC double glazed window to front elevation.

Bathroom

Obscured UPVC double glazed window to rear elevation, storage cupboard housing Ideal boiler, bath with mixer tap, wash hand basin with mixer tap, shower cubicle with shower above, low level WC, laminate flooring, radiator.

Bedroom One 11' 4" x 9' 9" (3.45m x 2.97m)

UPVC double glazed window to front elevation, radiator.

Bedroom Two 14' 6" x 8' 5" (4.42m x 2.56m)

UPVC double glazed window to rear elevation, radiator.

Outside

The front garden is enclosed by a fence and gate, with mature shrubs and trees to borders.

The rear garden is a delightful feature of the property and is enclosed by panel fences, mainly laid to lawn with patio and path, mature shrubs and trees to borders, courtesy door to double garage with light and power.

General Information

Construction: Traditional

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

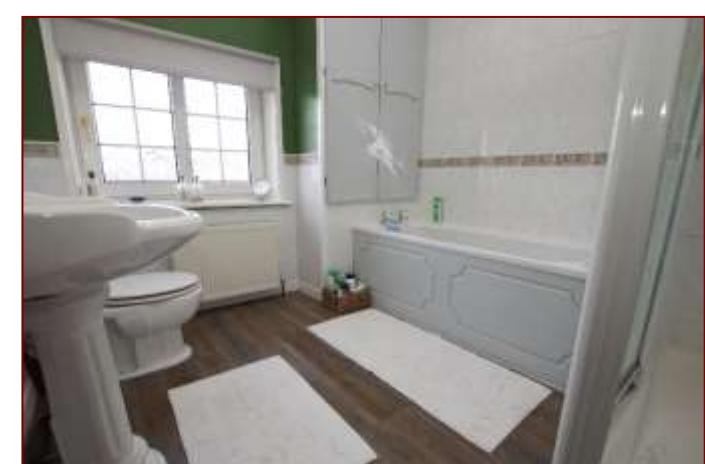
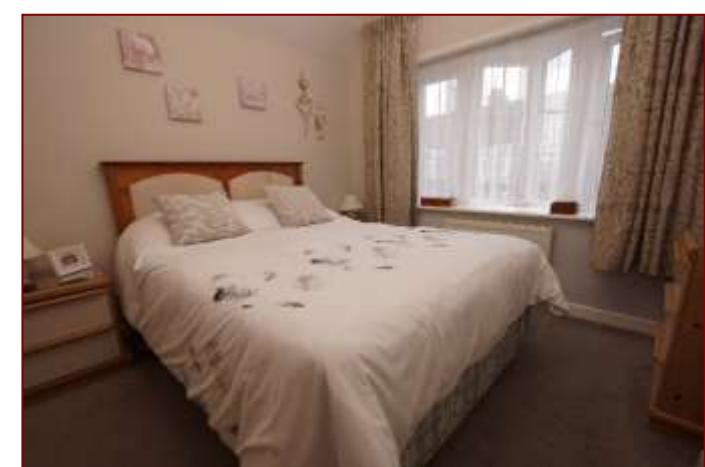
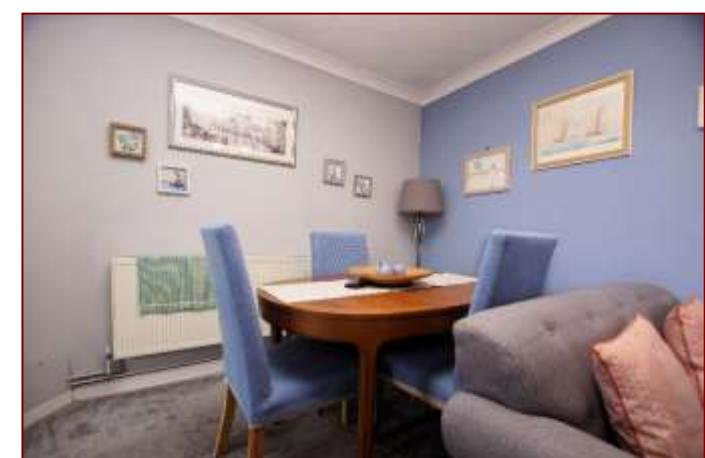
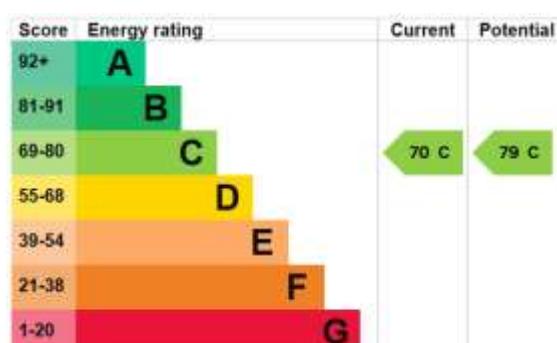
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: B





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DRAFT DETAILS

£250,000
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