*A deceptively spacious three-bedroom SEMI-DETACHED family home, positioned on a corner plot briefly comprising kitchen/diner, separate lounge, enclosed rear garden, garage, no onward chain *

The Accommodation Comprises:

Entrance Hall

Glazed window to front elevation, stairs to First Floor, under-stairs storage cupboard, wall-mounted gas heater.

Lounge 12' 6" x 13' 0" (3.81m x 3.96m)

UPVC double glazed bay window to front elevation, gas fireplace, door

Kitchen/Diner 9' 3" x 19' 5" (2.82m x 5.91m)

UPVC double glazed sliding door and window to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, stainless steel sink unit, wall-mounted boiler, wallmounted gas heater, space for table and chairs, door to:

Conservatory 15' 11" x 9' 8" (4.85m x 2.94m)

UPVC double glazed double opening doors to rear garden, UPVC double glazed windows to rear and side elevation, space and plumbing for washing machine.

First Floor Landing

UPVC double glazed window to side elevation, access to loft space, storage cupboard.

Bedroom One 10' 11" x 13' 0" (3.32m x 3.96m) max

UPVC double glazed window to front elevation, built-in wardrobe.

Bedroom Two 8' 8" x 10' 11" (2.64m x 3.32m)

UPVC double glazed window to rear elevation, built-in wardrobe.

Bedroom Three 7' 10" x 8' 11" (2.39m x 2.72m)

UPVC double glazed window to front elevation.

Obscured UPVC double glazed window to rear elevation, pedestal wash hand basin, panelled bath with shower over.

Separate WC

Obscured UPVC double glazed window to side elevation, low level close coupled WC.

Outside

To the front of the property is a garden enclosed by hedging, mainly laid to lawn with path way to front door.

The rear garden is a delightful feature of the home, enclosed by brick wall and hedging, mainly laid to lawn with patio areas, gate providing side pedestrian access, double opening doors to:

Garage

With parking in front, up and over door from road, double opening doors and courtesy side door to garden.

General Information

Construction: Traditional Water Supply: Mains

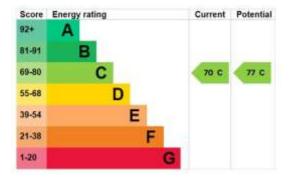
Electric Supply: Mains Gas Supply: Mains

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



























Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property. **Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



