

Offered for sale with no forward chain is this three bedroom detached home with driveway, garage in garden, double bay and forecourt. Requiring updating.

The Accommodation Comprises:-
UPVC double glazed front door to:

Entrance Hall:-
UPVC double glazed to side elevation, stairs to first floor, cupboard housing meters, door to:

Lounge:- 12' 10" x 13' 4" (3.91m x 4.06m) plus bay window
Coved ceiling, UPVC double glazed bay window to front elevation, fireplace, radiator.

Dining Room:- 10' 5" x 13' 5" (3.17m x 4.09m) maximum measurements
UPVC double glazed window to side elevation, under-stairs storage cupboard housing further meters, fireplace, radiator, door to:

Kitchen:- 7' 4" x 9' 10" (2.23m x 2.99m) maximum measurements
UPVC double glazed window to side elevation, internal glazed window to utility room, fitted with a range of base cupboards and matching eye-level units, roll top work surface over, tiled splashback, stainless steel sink unit with mixer tap, space for oven, space for undercounter fridge and freezer, door to:

Utility Room:- 7' 6" x 8' 7" (2.28m x 2.61m) maximum measurements
Obscured UPVC double glazed window and door to side, base cupboard and matching eye-level unit, roll top worksurface over, wall mounted boiler (the boiler is currently broken and not in working order), space and plumbing for washing machine, space for tumble dryer.

Bathroom:- 7' 7" x 8' 6" (2.31m x 2.59m) maximum measurements
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and shower connection off, tiling to half wall, radiator,

First Floor Landing:-
Access to loft space, door to:

Bedroom One:- 9' 11" x 13' 0" (3.02m x 3.96m) plus bay window
UPVC double glazed bay window to front elevation, fitted wardrobe and storage cupboard, radiator.

Bedroom Two:- 10' 0" x 9' 8" (3.05m x 2.94m) maximum measurements
UPVC double glazed window to side elevation, recess for wardrobe, shelving, radiator.

Bedroom Three:- 7' 7" x 9' 8" (2.31m x 2.94m) maximum measurements
UPVC double glazed window to rear elevation, radiator.

Outside:-
The rear garden is majority enclosed by brick wall and wood panelled fencing, mainly laid to lawn with patio area, shrubs and tress to borders Open from front with driveway tarmaced driveway leading to garage. Garage with double opening doors, courtesy door, window, power connected. To the front of the property is a forecourt majority enclosed by low brick wall and iron fencing.

Agents Note:-
Please note some of the exterior photographs were taken last summer. The boiler is currently broken and not in working order.

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

Awaiting EPC

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DRAFT DETAILS

£260,000
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