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



























Awaiting EPC

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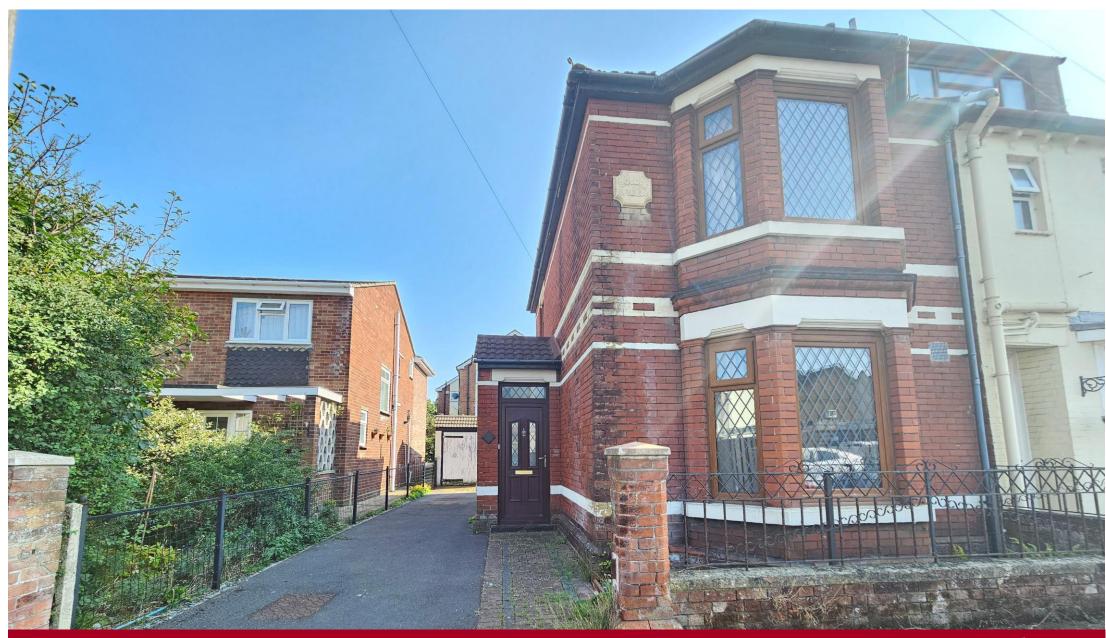
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. 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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Tenure: Freehold

Council Tax Band: B