



FEATURES

- Large Extended Mid Terrace
- Three Bed Plus Attic Room
- Lounge & Sitting Room
- Utility Room
- Ground Floor Shower Room
- Private Rear Yard
- Front Courtyard
- On Street Parking
- Well Presented Throughout
- Viewings Highly Recommended



*** LARGE EXTENDED MID TERRACE PROPERTY / THREE BEDROOMS PLUS ATTIC ROOM / LOUNGE & SITTING ROOM / UTILITY / GROUND FLOOR SHOWER ROOM / DG & GCH / FRONT COURTYARD & PRIVATE REAR YARD / ON STREET PARKING / WELL PRESENTED THROUGHOUT / VIEWINGS HIGHLY RECOMMENDED ***

We are very pleased to offer for sale this spacious and well presented extended three bed plus attic room mid terrace property situated in a popular residential location offering good access to local amenities including shops, schools and public transport links.

The property benefits from UPVC double glazing and gas central heating with the accommodation briefly comprising of entrance vestibule, hall with staircase leading to the first floor, lounge, modern fitted kitchen, sitting room, utility, shower room, first floor landing, three bedrooms, family bathroom and second floor with attic bedroom.

Externally the property offers on street parking to the front along with courtyard garden plus a private rear yard with artificial lawn and gated access.

Ideally suited as a first time buyer or family home, internal viewings come highly recommended to fully appreciate the size, finish and position of the property.

ENTRANCE VESTIBULE

Front facing entrance door, access to the hall.

HALL

Staircase leading to the first floor.

LOUNGE

12' 11" x 10' 9" (3.94m x 3.28m)

Front facing double glazed window, radiator, double doors through to the breakfast kitchen.



BREAKFAST KITCHEN

Rear facing double glazed window, radiator, modern fitted kitchen, gas hob, extractor and oven, sink & drainer, integrated fridge & freezer, pantry storage cupboard, dining area.

SITTING ROOM

9' 3" x 8' 2" (2.84m x 2.49m)

Side facing double glazed French doors giving access to the private rear yard, radiator, open plan to the utility room.



UTILITY ROOM

11' 6" x 7' 1" (3.53m x 2.16m)

Side facing double glazed window.

SHOWER ROOM

Side facing double glazed frosted window, heated towel rail, WC, pedestal sink, shower and glass screen, tiled walls and floor, wet room floor drainage.

FIRST FLOOR LANDING

Under stair storage cupboard, fixed staircase leading to the second floor.





BEDROOM ONE

13' 1" x 9' 8" (4.01m x 2.97m)

Rear facing double glazed window, radiator, double room, fitted wardrobes.

BEDROOM TWO

12' 11" x 6' 11" (3.94m x 2.13m)

Front facing double glazed window, radiator, double room, fitted wardrobes.

BEDROOM THREE

9' 6" x 7' 6" (2.92m x 2.29m)

Rear facing double glazed window, radiator.

FAMILY BATHROOM

9' 1" x 5' 8" (2.79m x 1.75m)

Front facing double glazed frosted window, heated towel rail, three piece suite in white comprising WC, vanity hand basin, panel bath, electric shower, tiled walls and floor.

SECOND FLOOR

ATTIC BEDROOM

14' 6" x 10' 5" (4.43m x 3.18m)

Front & rear facing double glazed Velux window, radiator, used as a double bedroom.

EXTERNAL

Externally the property offers on street parking to the front along with courtyard garden plus a private rear yard with artificial lawn and gated access.

REVILO INSIGHT

Tenure: Leasehold

Title No: LA337506

Class Of Title: Good

Date: 13 August 1901

Term: 965 years from 13 August 1901

Rent: £4.4s.0d

Tax Band: A

Parking: On Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		

Important Notice:

These particulars are a guide and for illustration purposes only. Floor plans, layouts and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred.

Dimensions should not be used for carpet sizes, appliance space or items of furniture. Kitchen, bathroom and storage layouts are shown for indicative purposes only – please refer to specifications of each property for full details.

Consequently, the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty.

For further information, to arrange a viewing or for mortgage and insurance advice you can contact Revilo Homes & Mortgages directly on 01706 509237. One of our team will be more than happy to help.

