



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £350,000**

Viewing: strictly by appointment through the agent



Offering beautifully presented, well maintained, improved and spacious living accommodation throughout. This is an attractive bay fronted, period three bedroom semi-detached house. The property is situated in this highly desirable residential location within walking distance of excellent local amenities, town Centre and tranquil riverside walks. The property is convenient placed for easy access to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises: Storm porch, reception hallway, bay fronted lounge., separate dining room, re-fitted kitchen / breakfast room, first floor, three bedrooms, re-fitted family bathroom, landscaped front and generous sized rear enclosed garden, large driveway, detached brick effect sectional garage, upvc double glazing, gas fired central heating. Viewing is recommended

The accommodation in greater detail comprises:

**Storm porch**

With replacement double glazed entrance door with upvc double glazed window to side gives access to:

**Reception hallway**

Having original parquet flooring, radiator, upvc double glazed window to side, wall mounted thermostat control unit. Door to:

**Re-fitted under-stairs cloakroom**

Having low level WC, wall mounted wash hand basin, part tiled to walls, UPVC double glazed window to the side.

Door from reception hallway gives access to:

**Bay fronted lounge**

12'11" x 12'6"  
Having UPVC double glazed bay window to the front, gas fire with decorative fire surround, coved ceiling, radiator.

Door from reception hallway gives access to:

**Dining Room**

11'11" x 11'10"  
Having upvc double glazed French doors giving access to the rear garden, radiator, exposed wooden flooring, attractive open fireplace with tiled hearth and matching surround, gas point, picture rail.

Door from reception hallway gives access to:

**Re-fitted kitchen / breakfast room**

14'11" x 7'3"  
Having a range of base units with built-in drawers, fitted worktops with inset stainless steel sink drainer with mixer tap over, four ring gas hob, integrated oven (SPACE for washing machine), tiled splash surrounds, wall-mounted gas fired central heating boiler, upvc double glazed window to side, upvc double glazed door giving access to side of property, tiled floor.

From reception hallway stairs rise to:

**First floor landing**

Having upvc double glazed window to side. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

**Bedroom one**

10'11" x 10'4"  
Having upvc double glazed window to the front, two fitted double wardrobes, radiator, coving to ceiling.

**Bedroom two**

12'0" x 11'11"  
Having upvc double glazed window to the rear, radiator, coving to ceiling.

**Bedroom three**

7'11" x 7'0"  
Having upvc double glazed window to the front, radiator, coving to ceiling.

**Re-fitted bathroom**

Having a modern white suite, comprising: P-shaped paneled bath with wall-mounted electric shower over, glazed curved shower screen to side, pedestal wash hand basin, low flush WC, vinyl floor covering, radiator, part tiled to walls, wall-mounted chrome style towel rail, loft access.

**Outside (Front)**

To the front of the property there is a low maintenance landscaped front garden comprising: Paved and stoned sections with bark borders with mature shrubs and bushes, to the side of this gated pedestrian access leads to a generous sized brick edged tarmac driveway, which provides ample off street car parking for a number of vehicles. Access is then given to a:

**Large sectional single garage**

**Outside (Rear)**

In between the house and garage, access is then given to the properties beautifully landscaped rear garden, having brick paved patio area, stone section, shaped lawn garden, a variety of mature shrubs, plants and bushes, vegetable plot, fruit trees, paved pathway, glazed greenhouse., barbeque area. The rear garden is enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Council Tax Band C**

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage Services**

We offer a no obligation mortgage service through our in house independent Financial Advisor. Telephone our office for further details (01743 357000)

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

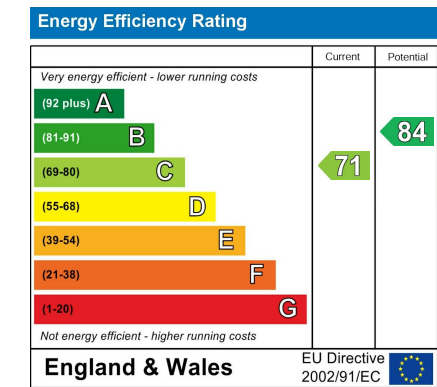
**Disclaimer**

Any areas/measurements are approximate only and have not been verified

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves

of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

