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Occupying a pleasing position on a generous size plot with a lovely aspect to the rear, this is a well presented and improved, deceptively spacious three bedroom mid terrace house with driveway and garage. The property is situated within this popular residential location, close to good local amenities and being well placed for easy access to the local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, UPVC double glazed conservatory, modern refitted kitchen. first floor landing, three bedrooms, refitted bathroom, front and large rear gardens with access to local brook, driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having vinyl tiled effect floor covering, radiator.

Doorway from entrance hallway gives access to:

Contemporary refitted kitchen

9'1 x 9'0

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring induction hob with cooker canopy over, integrated slimline dishwasher, fitted worktops with inset sink drainer unit with mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering, UPVC double glazed window to front, space for appliances.

Wooden framed glazed door from entrance hallway gives access to:

Lounge/diner

15'5 x 14'8

Having two radiators, understairs storage cupboard, coving to ceiling, engineered wooden flooring, UPVC double glazed door giving access to rear of property.

From lounge/diner UPVC double glazed sliding door gives access to:

UPVC double glazed conservatory

9'1 x 8'7

Having wood effect flooring, radiator, brick base range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonate roof, fitted ceiling fan with built-in light.

From entrance hallway stairs rise to:

First floor landing

Having loft access, store cupboard housing gas fired central heating boiler.

From first floor landing doors gives access to: Three bedrooms and refitted bathroom.

Bedroom one

10'10 x 8'6

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

Bedroom two

10'0 x 8'5

Having UPVC double glazed window with pleasing aspect to rear, radiator, built-in double wardrobe.

Bedroom three

7'0 x 6'9

Having UPVC double glazed window with pleasing aspect to rear, radiator.

Refitted bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled to walls, vinyl wood effect floor covering, over stairs shelved store cupboard, UPVC double glazed window to front, heated chrome style towel rail.

Outside

To the front of the property a paved pathway gives access to front door. To the side of this there is a neatly kept lawn garden with mature shrub, plants and bushes. To the left hand aide of the terrace there is allocated:

Garage

Having up and over door and driveway to front.

Rear gardens

The rear gardens of the property are a super feature being generous in size and comprising: Decked area, artificial lawn garden section paved pathway, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, paved patio area, gated pedestrian access then leads to the local brook and a large timber famed summerhouse which is available via a separate negotiation if required. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

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

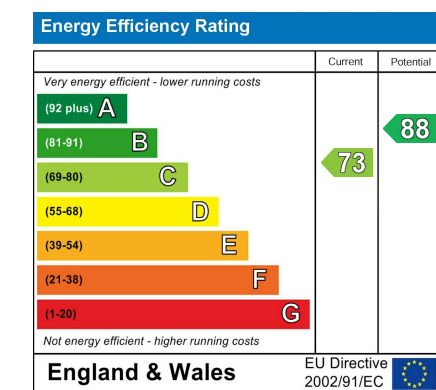
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOORPLANS

