



## Elstob Way

£300,000

- Available with no onward chain
- Established location
- Detached with garage
- Rear garden with distant view
- Well proportioned accommodation
- EPC Rating: D



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## About the property

Edge of Town in popular, established area. Pleasant setting with rear garden overlooking large open green area with distant view beyond. Available immediately, with no onward chain, since previously rented, carpets replaced and rooms painted.

Situated on the edge of Town, within a popular and established area. The detached property offers three well proportioned Bedrooms (main Bedroom with wardrobes) and a Bathroom with overhead shower. The ground floor benefits from a Cloakroom, Sitting Room 22ft in length with Dining Area, French doors leading out to the rear garden with paved patio. Feature ornamental stone fireplace. Door to Kitchen with Breakfast Area and door to outside. To the front there is a lawned area alongside the driveway parking in front of the Garage; which houses the modern gas fired boiler. A path leads around to the rear, where there is a lawned garden, with mature mixed shrubs and a paved terrace area. Attractive open green and pretty view beyond to the hillside. Available for viewing and there is no onward chain.





## Accommodation

### Entrance Hall

### Cloakroom/Wc

### Sitting Room/Dining Area

22' 2" x 9' 5" extending to 10' 9" (6.76m x 2.87m extending to 3.28m)  
Raised, low level stone feature, along one wall.

### Kitchen/Breakfast Area

15' 8" x 7' 8" (4.78m x 2.34m)

### First Floor

#### Bedroom 1

13' 4" x 10' 5" (4.06m x 3.17m)  
Incorporating wardrobes along one wall

#### Bedroom 2

9' 9" x 8' 5" (2.97m x 2.57m)

#### Bedroom 3

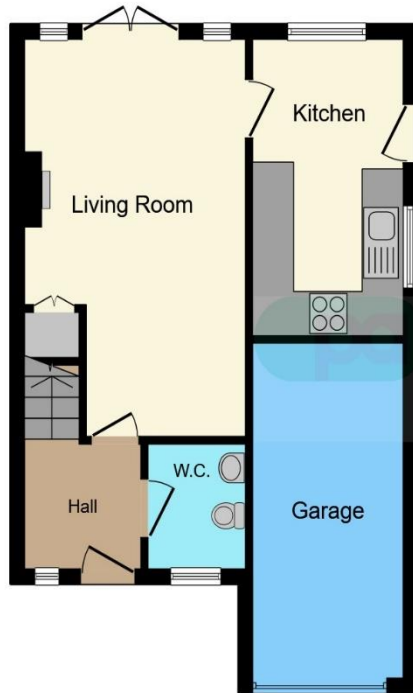
8' 5" x 8' 1" (2.57m x 2.46m)

### Bathroom

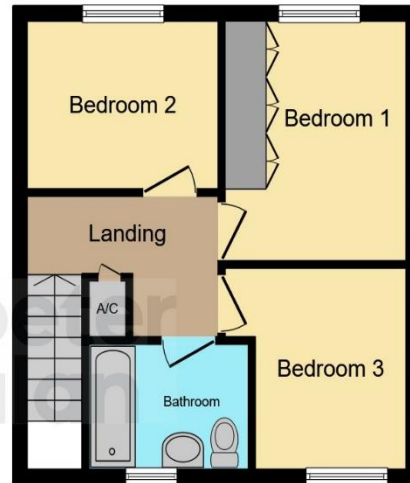
### Garage

17' 2" x 8' 6" narrowing to 7' 5" (5.23m x 2.59m narrowing to 2.26m)

## Floorplan



**Ground Floor**



**First Floor**

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