



## St Whites Terrace, Offers in Excess of £200,000

- Extended end of terrace
- No onward chain
- Enclosed rear garden
- Close to local amenities
- Well presented accommodation
- EPC Rating: C



 3  1  1





## About the property

Extended 2/3 bedroom property with two reception rooms, modern interior and sizeable rear lawned garden. Situated on the edge of Town, within close proximity of local Primary School, shop and regular Bus route. Available immediately - with no onward chain.

Situated on the edge of Town, with pleasant nearby woodland walks and close proximity of local Primary School, shop and regular Bus route. Available immediately, this well presented and extended end terrace property, offers comfortable proportioned accommodation suitable for families or first time buyers. The accommodation is neutrally decorated and benefits from an superb attic Bedroom. The ground floor comprises; entrance porch, leading to the Sitting Room. Door through into the Dining Room, an interesting slightly irregular shape, ideal as a family/games room, with access to both the front terrace and French doors to the rear. The Kitchen benefits from a range of fitted base and wall units with work surfaces, having oven and hob. The rear Hallway, provides access to the garden. Staircase to first floor, comprising; two double bedrooms and family bathroom with overhead shower. The second (attic) floor hosts the third bedroom, with Velux window and eaves storage. Outside, to the rear of the property, is an attractive enclosed garden, mainly laid to lawn. Set to the front is a paved terrace area.







## Accommodation

### Entrance Porch

### Sitting Room

13' 9" x 11' 5" (4.19m x 3.48m)

### Dining Room

14' 2" x 9' narrowing to 4' 3" (4.32m x 2.74m narrowing to 1.30m)

### Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

### On The First Floor

### Bedroom 2

11' 5" x 8' 6" (3.48m x 2.59m)

### Bedroom 3

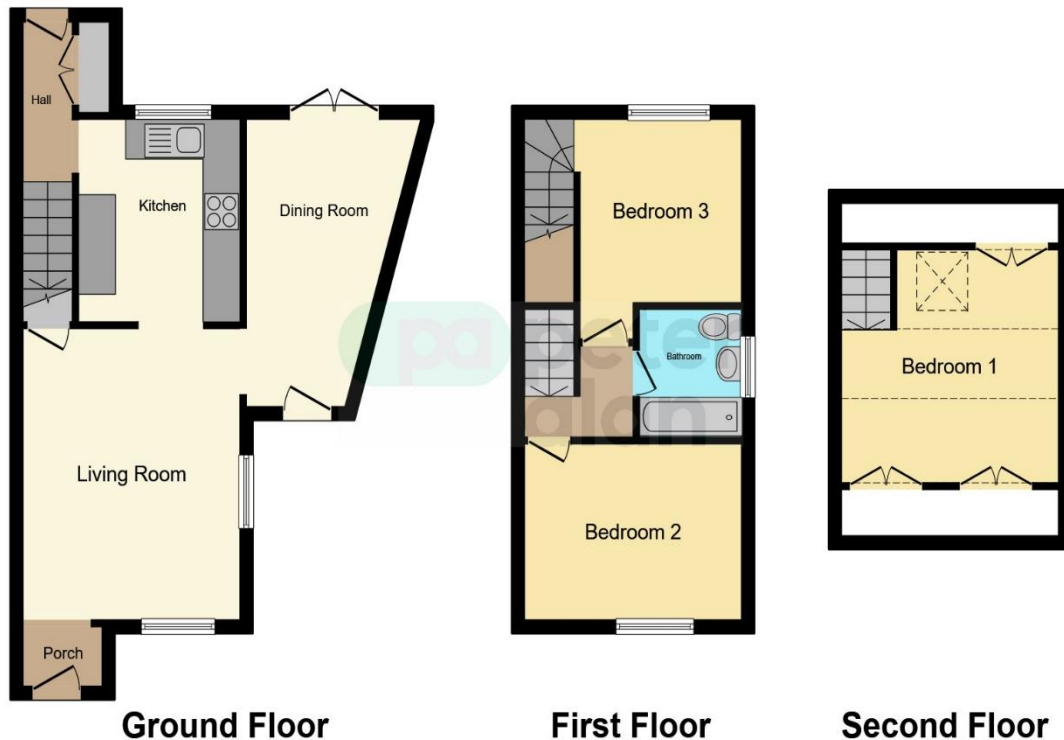
8' 8" x 8' 3" (2.64m x 2.51m)  
Staircase to attic.

### Bathroom

### Main Attic Bedroom

11' 6" max x 11' narrowing to 4' 6" (3.51m max x 3.35m narrowing to 1.37m)  
restricted height.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let