



## Mary De Bohun Close, offers in the region of £235,000

- Edge of Town Location
- Garage
- Driveway Parking
- Modern Kitchen and Bathroom
- Enclosed rear Garden
- Available with no onward chain
- EPC Rating: C



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## About the property

Enjoying a convenient location on the edge of Town, within a popular close. Redecorated and well presented internally, with extensive driveway and garage. Available with no onward chain.

Enjoying a convenient location on the edge of Town, set within a popular cul-de-sac. Sought after semi-detached property which has undergone significant internal re-decorated, during June 2025 providing a re-freshed modern finish throughout, with new flooring, including carpets. Refitted Kitchen and Bathroom, therefore ready to move in straight away, with no onward chain. A particular feature of the property is the extensive driveway, providing tandem parking in front of the garage. A gate leads into the lawned rear garden, with patio area adjacent to the house. In brief the accommodation comprises; Front Porch leading through to Inner Hallway, with staircase to first floor and door into: Sitting Room, with window to front aspect and door through to: Kitchen with Dining Area. Fitted with a range of modern base and wall mounted units, work surface integrated oven and hob. Door leading out to the attractive lawned garden. Herringbone styled flooring. On the First Floor, Landing with doors to following; two double Bedrooms, the principal including a useful storage cupboard. Modernised Bathroom with contemporary stylish suite, bath with shower. Outside, the property offers a pleasant enclosed lawned garden and small patio. Side gate to driveway and Garage. Additional lawned area to front.





## Accommodation

### Front Porch

### Sitting Room

14' 10" x 10' (4.52m x 3.05m)

### Kitchen/Dining Area

9' 10" x 13' 2" (3.00m x 4.01m)

### First Floor

### Bedroom 1

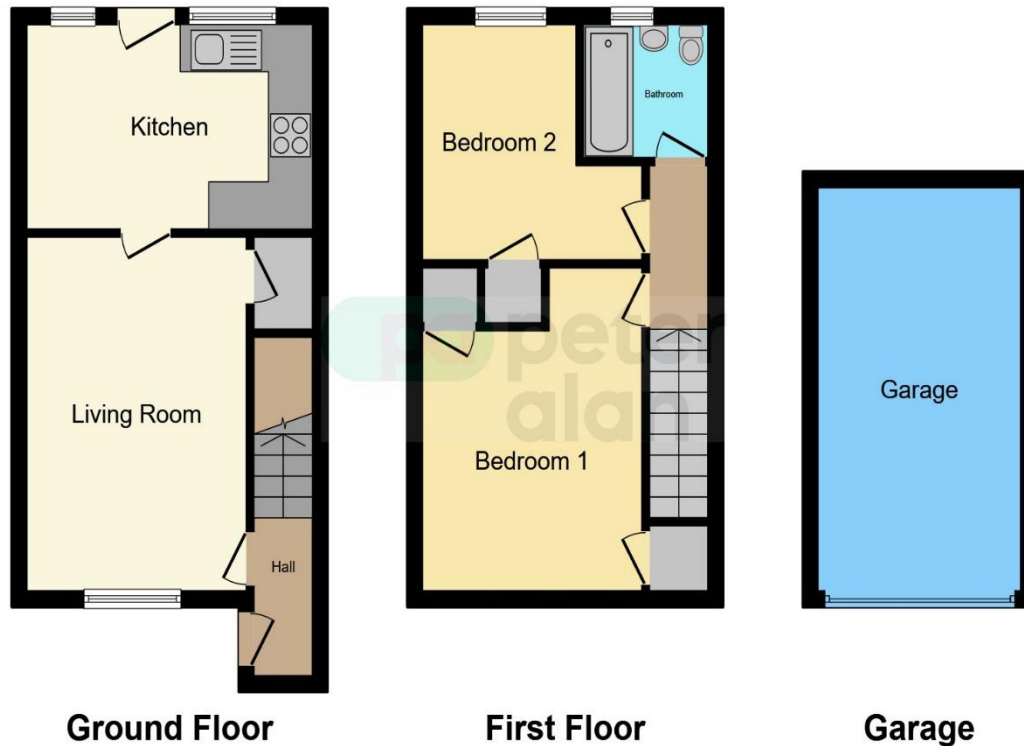
12' 5" x 9' 11" (3.78m x 3.02m)

### Bedroom 2

6' 10" x 9' 11" (2.08m x 3.02m)

### Bathroom

## 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)

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