

This beautifully presented three bedroom semi detached house enjoys spacious and modern living accommodation with en suite to the master bedroom, ample parking and delightful garden.

The Accommodation Comprises

Composite glazed front door to:

Entrance Hall

Stairs to first floor, consumer unit to wall, smoke alarm, radiator.

Cloakroom

Close coupled WC, pedestal wash hand basin with mixer tap, tiled splash back, ladder style radiator.

Kitchen/Dining Room 17' 3" x 8' 8" (5.25m x 2.64m)

Double glazed windows to front and side elevations, fitted with a modern range of base cupboards and matching eye level units, work surface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated electric oven, gas hob with extractor hood over, space for fridge/freezer, cupboard housing boiler, space for table and chairs, radiator.

Lounge 15' 11" x 14' 9" (4.85m x 4.49m)

UPVC double glazed window and double opening doors to rear garden, two radiators.

First Floor Landing

Two storage cupboards.

Bedroom One 12' 3" x 11' 10" (3.73m x 3.60m) maximum measurements

UPVC double glazed window to front elevation, radiator, door to;

En Suite 6' 8" x 3' 10" (2.03m x 1.17m)

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, ladder style radiator.

Bedroom Two 12' 8" x 8' 6" (3.86m x 2.59m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 10' 10" x 7' 1" (3.30m x 2.16m)

UPVC double glazed window to rear elevation, radiator.

Family Bathroom 8' 5" x 7' 0" (2.56m x 2.13m)

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower connection attachment, ladder style radiator.

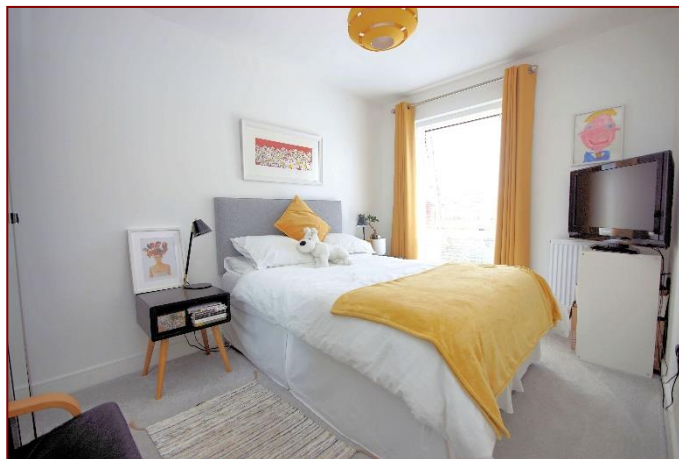
Outside

To the side of the property there is parking for two/three vehicles and small garden in front of the house. The rear garden is enclosed by wooden panelled fencing, laid to lawn with flowerbeds, timber storage shed, decking area providing space table and chairs, side pedestrian access.

Agents Note

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: TBC





Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£399,995

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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