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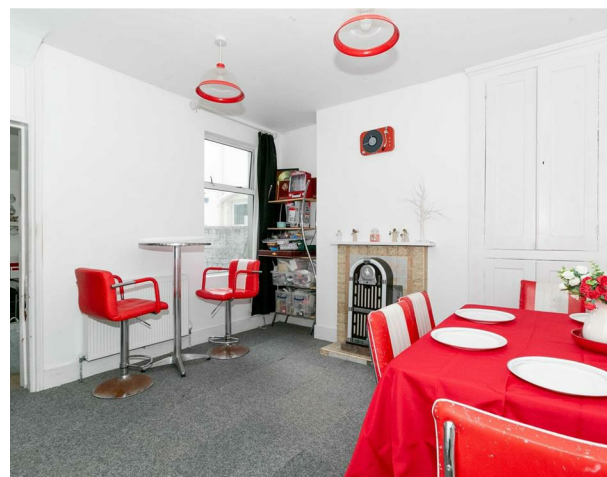
Description

We are delighted to offer to the market this well presented terraced house, situated in the heart of Broadwater, close to local shopping facilities, parks, schools, bus routes and mainline station.

The accommodation comprises of an entrance hall, living room, dining room, downstairs WC, three bedrooms, and a family shower room. Another benefit includes a south-facing rear garden.

Key Features

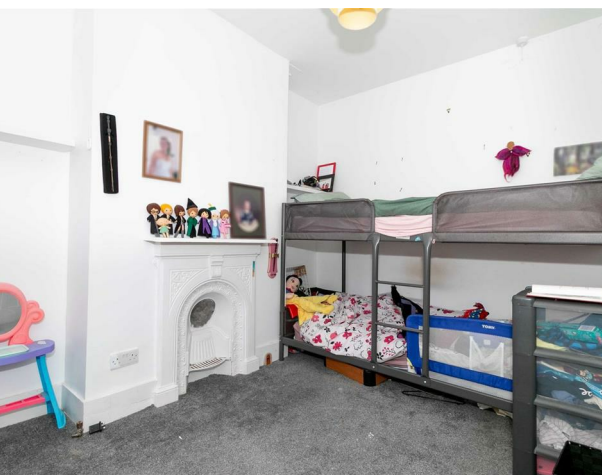
- Mid-Terrace Family Home
- Downstairs WC
- South Facing Rear Garden
- Gas Fired Central Heating
- Three Bedrooms
- Separate Lounge & Dining Room
- Double Glazing
- Council Tax Band C



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Entrance Hall

Part glazed door to front, radiator, stairs leading up to first floor, door leading into living room;

Living Room

3.44m x 3.20m (11'3" x 10'5")

Double glazed bay window to front aspect, feature fire place with tile surround and hearth, radiator, tv point, telephone point and skimmed ceiling.

Dining Room

3.48m x 3.20m (11'5" x 10'5")

Double glazed window to rear overlooking the garden, feature fireplace with tiled surround and hearth, radiator, built in understairs storage cupboard housing meters, built in recess cupboard with original shelving, space for formal dining room table and chairs, skimmed ceiling, doorway leading into modern refitted kitchen.

Kitchen

2.91m x 2.69m (9'6" x 8'9")

Two double glazed windows to side aspect, single stainless steel sink unit inset to roll top work surfaces with chrome mixer tap and drainer. Matching range of high gloss wall and base units with space for oven and four ring gas hob, extractor hood above. Space and plumbing for fridge/freezer, dishwasher and washing machine. Radiator, part tiled walls, skimmed ceiling, door into inner hallway.

Inner Hallway

Wall mounted boiler, door into ground floor WC

Ground Floor WC

Low level flush WC, wall mounted

wash hand basin, frosted window to rear and a double glazed frosted door leading out to the rear garden.

Landing

Split level with loft hatch. Door leading into Bedroom One

Bedroom One

4.19m x 3.44m (13'8" x 11'3")

Two double glazed windows to front aspect, radiator, tv point, wash hand basin inset to vanity unit below with chrome mixer tap, space for wardrobes and skimmed ceiling

Bedroom Two

3.48m x 2.62m (11'5" x 8'7")

Double glazed window to rear aspect overlooking the rear garden, original cast iron fireplace, radiator, space for wardrobes and skimmed ceiling

Bedroom Three

2.62m x 2.11m (8'7" x 6'11")

Double glazed window to rear aspect overlooking the rear garden, radiator, space for wardrobes and skimmed ceiling

Family Shower Room

Frosted window to side aspect, tiled floor, walk in corner shower enclosure with Mira electric wall mounted shower, low level flush WC, wash hand basin inset to vanity unit with mirror above and chrome mixer tap. Wall mounted heated towel rail, tiled walls and skimmed ceiling

Rear Garden

South facing, fully enclosed with a gate providing rear access. Large decking area coming off the back of the property ideal for entertaining with space for table, chairs and a BBQ, leading onto a lawn with attractive flower and shrub borders



Floor Plan Queen Street

Ground Floor
Approx. 40.5 sq. metres (435.7 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 80.4 sq. metres (865.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	 79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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