



3 BEDROOMS

WORKING GARAGE

WELL PRESENTED
- MOVE IN READY

IDEAL FIRST TIME
BUY / FAMILY
HOME

ENCLOSED REAR
GARDEN

1148 SQFT

Guide Price: £215,000- £225,000

Located on the popular Ball Road, this well-maintained three-bedroom home offers bright, versatile living with spacious rooms, bathroom with separate shower, gardens, off-road parking, and a large garage, ideal for families or first-time buyers.



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ENTRANCE HALL

Accessed via a PVC front door, the entrance hallway features a carpeted floor, papered walls, and a painted ceiling, offering a warm welcome into the home.



LIVING ROOM

Spacious and inviting, the living room boasts a window to the front aspect and patio doors that open directly to the rear garden. Additional features include a fireplace,, radiator, carpeted floor, ceiling rose, papered walls, and a painted ceiling.



KITCHEN

Window and door to rear aspect, range of wall and base units, integrated oven with electric hob set above, space for white goods, vinyl flooring, radiator, painted walls and ceiling.



HOME OFFICE / DINING ROOM

This separate dining area includes a window to the front aspect, carpeted flooring, and both painted walls and ceiling.

LANDING

With a window overlooking the rear aspect, the landing features textured walls and ceiling, and is fully carpeted.



BEDROOM 1

A generously sized double bedroom with a window to the front aspect. Includes a storage cupboard housing the boiler. Decorated with painted walls and ceiling, coving and skirting, carpeted flooring, and a radiator.



BEDROOM 2

Window to front aspect, carpeted flooring, painted walls and ceiling with coving and skirting, radiator, storage cupboard with shelving.



BEDROOM 3

Window to the rear aspect, textured walls, a painted ceiling, carpeted floor, a storage cupboard, radiator.



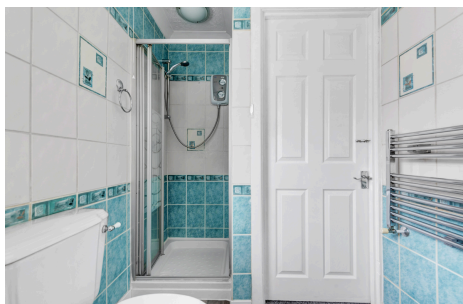
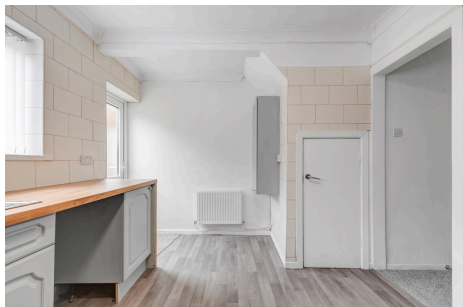
BATHROOM

Fully tiled walls, textured ceiling, vinyl flooring, heated towel rail, close couple WC, pedestal wash hand basin with hot and cold taps, freestanding bath, separate walk-in shower cubicle with wall-mounted shower, window to the rear aspect.

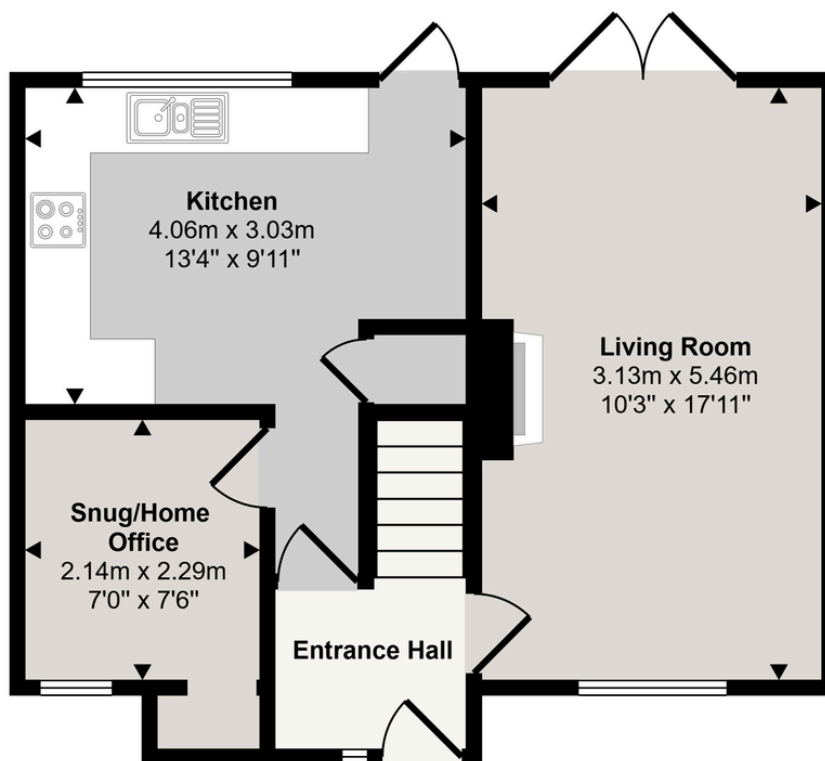


REAR GARDEN

A combination of patio and lawn, the garden offers plenty of outdoor space and includes access to a large, working garage with an additional area in front—ideal for parking or further development.

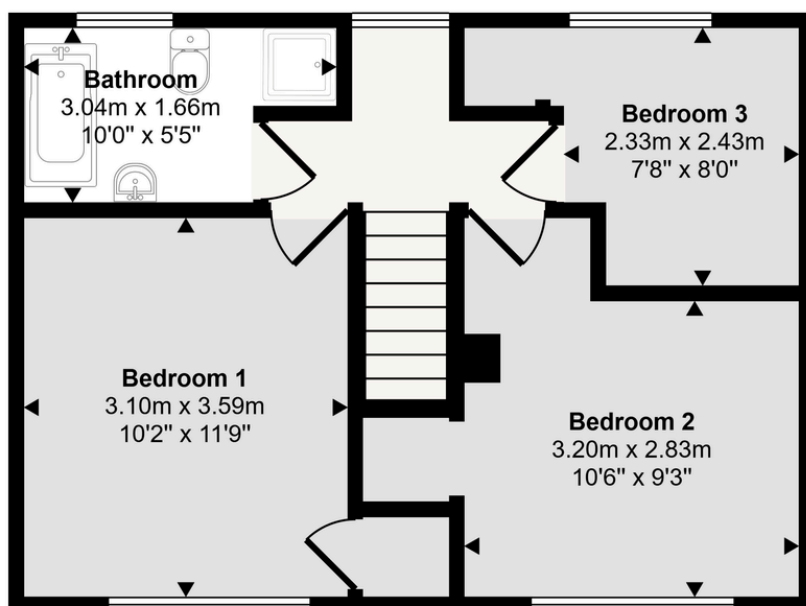


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



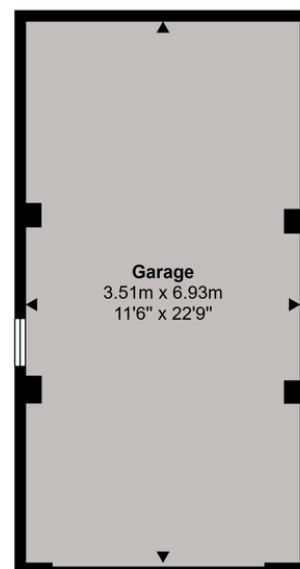
Ground Floor

Approx 42 sq m / 451 sq ft



First Floor

Approx 40 sq m / 435 sq ft



Garage

Approx 24 sq m / 262 sq ft

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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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