





HOUSE & SON

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No forward chain! House & Son are delighted to be able to offer for sale this two double bedroom, two reception room, semi-detached house in the 'green and leafy' location of Northbourne. This home offers potential and versatile accommodation with scope to improve and extend (stpp). Externally, there are two driveways (to the front and to the rear garden), a detached garage, and a good-sized front garden with potential for further parking and approximately a 60ft south easterly aspect rear garden. Good school catchments! This property is not to be missed!

COVERED PORCH

Panelled wooden front door to the entrance hall.

ENTRANCE HALL

12' 0" x 6' 0" (3.66m x 1.83m)

'Cottage' style hallway with double-glazed window to side. Understair recess for storage/media station. Radiator. Closet for general storage.



LOUNGE

13' 9" into bay" x 11' 0" (4.19m x 3.35m)

Double-glazed window to front, view towards the 'green'. Fitted gas fire, stone surround fireplace. Radiator. Square arch to the dining room.

DINING ROOM

10' 0" x 8' 0" (3.05m x 2.44m)

Double glazed window to the rear, view over the rear garden.

KITCHEN

10' 0" x 9' 1" (3.05m x 2.77m)

Double glazed window to rear with view over lawned and landscaped garden. Part glazed door to side. Stainless steel sink unit and drainer, mixer taps. Fitted eye level units, base units incorporating drawers, tiled work top surfaces over. Space for gas cooker. Space and plumbing for washing machine. Space for fridge/freezer.

FIRTS FLOOR LANDING

Stairs via entrance hall. Double glazed window to side. Access to loft.

BEDROOM ONE**14' 5 max" x 12' 1" (4.39m x 3.68m)**

Double glazed window to front. Feature fireplace. Built in closet/airing cupboard with pre-lagged tank fitted immersion. Walk in storage closet. Radiator.

BEDROOM TWO**11' 1" x 10' 0" (3.38m x 3.05m)**

Double glazed window to rear. Radiator. View over southerly easterly aspect rear garden and second driveway to garage.

BATHROOM

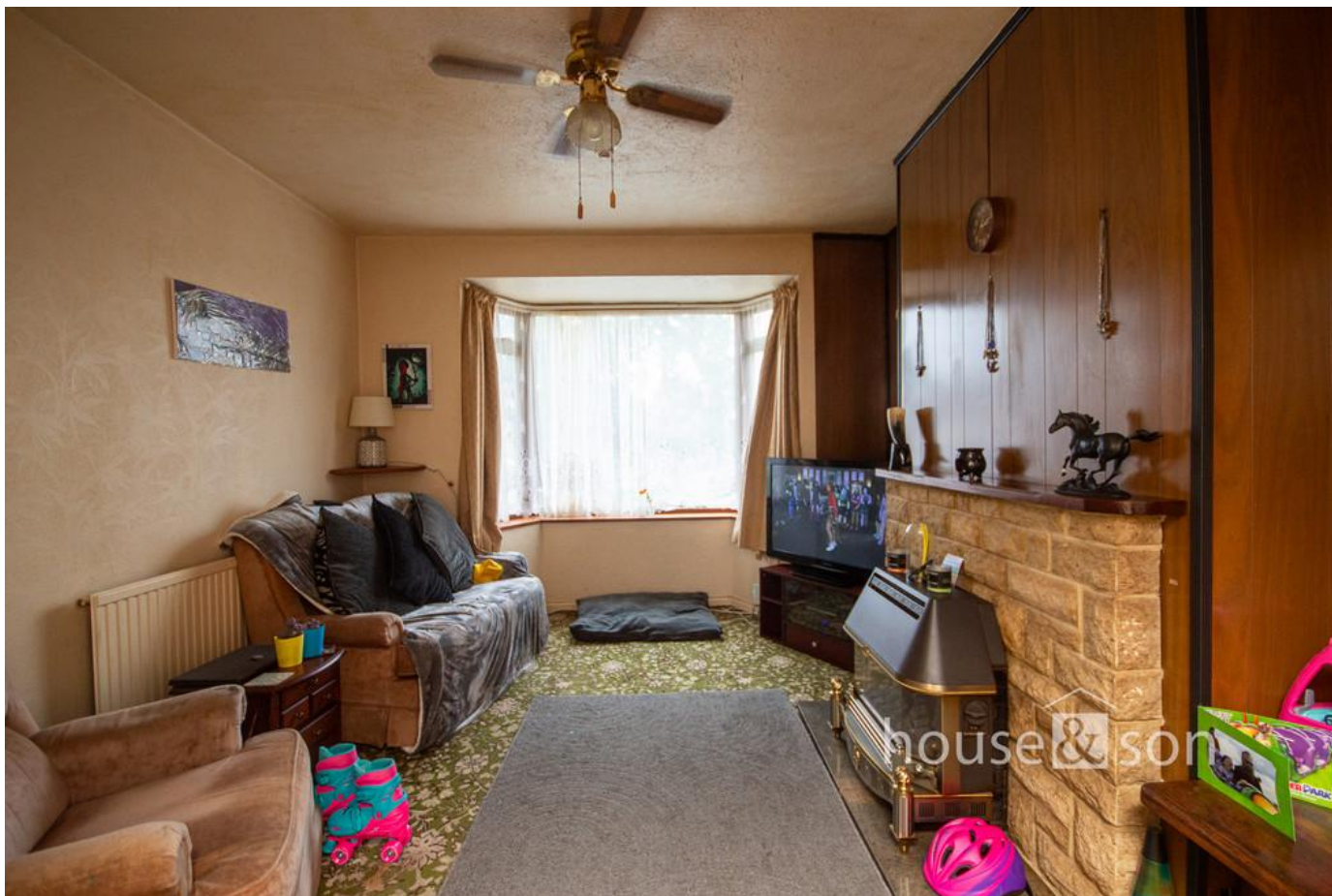
Obscure window to side. Bath with side panel, mixer taps over with shower attachment. Pedestal wash hand basin. Part tiled walls. Radiator.

SEPARATE WC

Obscure double glazed window to side. Low level WC.

AGENT'S NOTE**10' 0" x 6' 0" (3.05m x 1.83m)**

Overall combined bathroom and WC, 'L'-shaped.

**OUTSIDE FRONT**

10m x 9.3m. Boundary wall. Landscaped garden, pathway to front door.

DRIVEWAY TO SIDE

Parking for several vehicles and further second driveway to the rear.

REAR GARDEN

19.20m long x 8.20m wide. A lawned and landscaped garden. South easterly aspect. Rear access to the garage via







Brook Road. Two storage sheds, useful for gardening and storage.

GARAGE

Detached garage with hardstanding to front.

SECOND DRIVEWAY

Access from Brook Road. Communal driveway, hardstanding and detached garage.

AGENT'S NOTE

The floor plan is for guidance only.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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		Certificate number:	2643-1172-9728-1211-1173

Property type Semi-detached house