



## **1 Bramble Close, Marford, LL12 8LU**

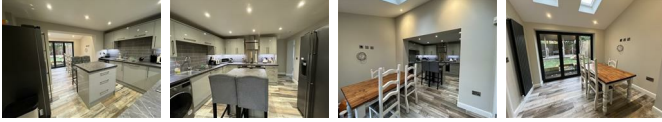
**£265,000**

Available with No Onward Chain is an extended 3 bedroom, 2 bathroom semi detached house in the popular village of Marford. The property briefly comprises of Entrance Hallway, Living Room, Open Plan Kitchen / Diner, Guest Bedroom and Shower Room to the ground floor. 2 Further bedrooms and a Family Bathroom to the first floor. Externally there is a spacious driveway to the front and a private enclosed garden with covered deck area to the rear. Having recently been renovated to an excellent standard throughout, viewing is essential to appreciate all this property has to offer. Call Olivegrove on 01978 750234 to arrange an appointment.

### Entrance Hallway

Wood effect tiled floor, Vertical Radiator, wall mounted Worcester combi boiler, spotlight and velux roof light to ceiling. Storage cupboard and doors off to:

### Kitchen / Diner 12'3" x 17'10" (3.75 x 5.46m)



Wood effect tiled floor and tiled splashback. Modern base, wall and drawer units with island and complimentary worktop over. Inset stainless steel 1 1/2 bowl sink, integrated double oven, gas hob with extractor over, integrated dishwasher, space and plumbing for washing machine and American style fridge freezer. Spotlights and velux rooflights to ceiling, Bifold doors to rear elevation. 2 x Vertical radiators.

### Guest Bedroom 10'1" x 8'4" (3.08 x 2.56m)



Wood effect tiled floor, UPVC double glazed window to rear elevation, Velux rooflight and spotlights to ceiling, radiator and sockets. Door to:

### Shower Room 6'10" x 6'5" (2.09 x 1.98m)



Wood effect tiled floor and fully tiled walls. Double shower enclosure with glass screen and mains powered shower, Vanity basin and close coupled WC, Heated towel rail, shaver point and extractor,

### Living Room 12'3" x 11'5" (3.74 x 3.48m)



UPVC double glazed bay window, carpet to floor, spotlights to ceiling, Radiator and stairs rising.

### Stairs / Landing

Carpet to floor, UPVC double glazed window to side elevation, doors off to:

### Bedroom 1 12'4" x 9'10" (3.77 x 3.01m)



UPVC double glazed window, carpet to floor, spotlights to ceiling, Radiator & sockets.

### Bedroom 2 9'5" x 9'7" (2.88 x 2.93m)



UPVC double glazed window to rear elevation, carpet to floor. Built in cupboard. Spotlights to ceiling, radiator & sockets. Access to attic.

### Bathroom 6'4" x 5'4" (1.95 x 1.64m)



Wood effect tiled floor and fully tiled walls. Panelled bath with glass screen and mains powered shower, Vanity basin and close coupled WC, Heated towel rail, shaver point and extractor,

### Externally

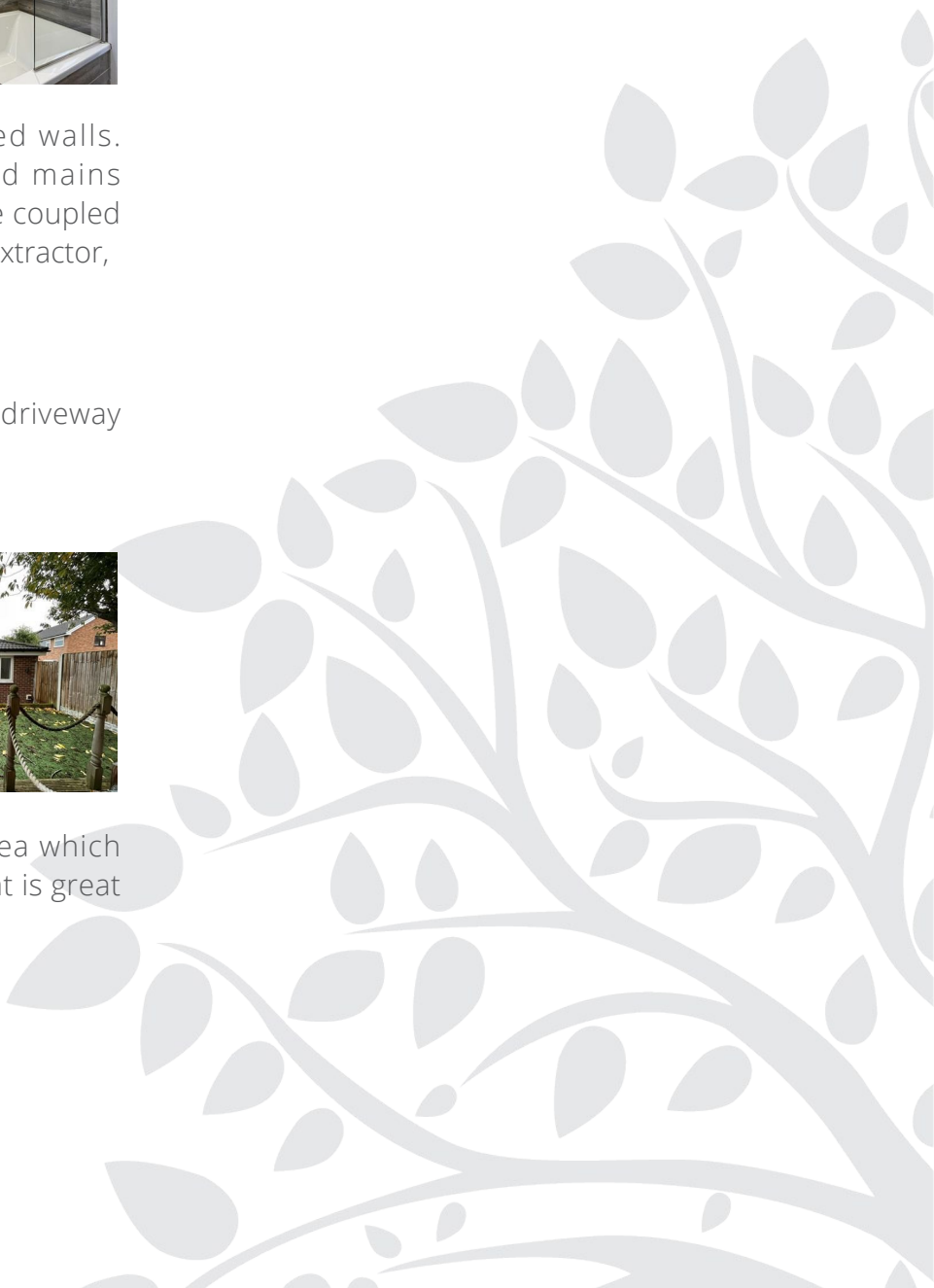
#### Front

To the front of the property is a paved driveway offering ample off road parking.

#### Rear

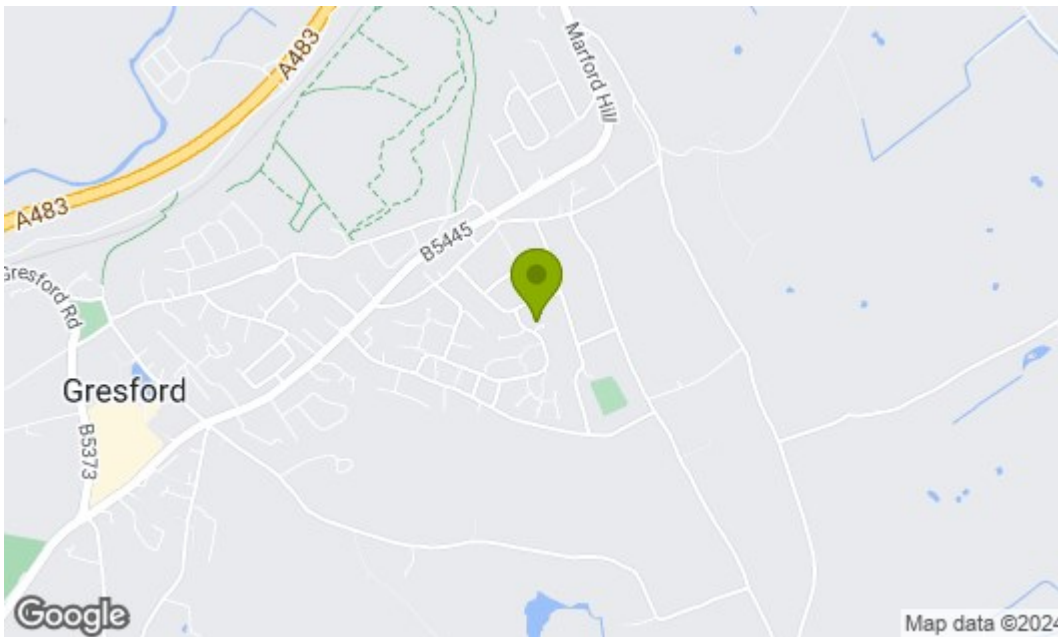


To the rear is an astro-turf lawned area which leads to a spacious covered decking that is great for outdoor entertaining in all weather.

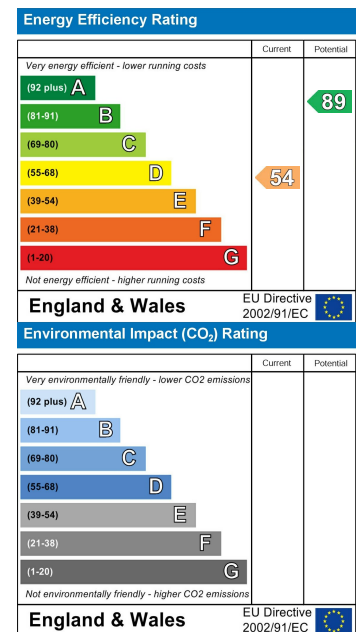


## Floor Plan

## Area Map



## Energy Efficiency Graph



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