



ESTATE AGENTS

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**Price £220,000**

PCM are delighted to bring to the market this CHAIN FREE, THREE BEDROOM OLDER STYLE END-TERRACE HOME, ideally located close to local amenities and benefiting from a GENEROUS GARDEN extending to the side and rear.

While the property WOULD BENEFIT FROM SOME UPDATING, it offers SPACIOUS ACCOMMODATION arranged over two floors. The ground floor comprises an entrance hall, lounge, DINING ROOM, kitchen, CONSERVATORY, and a downstairs bathroom. To the first floor are THREE WELL-PROPORTIONED DOUBLE BEDROOMS. The property also benefits from a useful CELLAR.

This is an excellent opportunity for buyers looking to add value and create a home to their own taste in a convenient location.

#### **DOUBLE GLAZED DOOR**

Opening to:

#### **ENTRANCE HALL**

Providing access to:

#### **KITCHEN**

11'11 x 9'3 (3.63m x 2.82m )

Fitted with a range of base level cupboards and drawers with worksurfaces over, gas cooker, inset drainer-sink unit with mixer tap, wall mounted boiler, tiled splashbacks, tiled flooring, dual aspect with double glazed windows to side and rear elevations.

#### **DINING ROOM**

10'3 x 8'5 (3.12m x 2.57m)

Wood laminate flooring, radiator, beamed ceiling, double opening internal door to conservatory, door to stairway leading to the basement set below the living room, door leading to:

#### **INNER HALL**

Stairs rising to upper floor accommodation, doorway to:

#### **LIVING ROOM**

11'5 x 10'4 (3.48m x 3.15m)

Beamed ceiling, wood laminate flooring, radiator, dual aspect with double glazed windows to front and side elevations.

#### **CONSERVATORY**

15'7 x 7'8 (4.75m x 2.34m)

Windows to both side aspects, radiators, French doors to garden.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wall mounted wash hand basin, dual flush low level wc, tiled walls, heated towel rail.

#### **FIRST FLOOR LANDING**

Leading to:

#### **BEDROOM**

11'7 x 10'1 (3.53m x 3.07m)

Double glazed window to side aspect, wood flooring, radiator, double glazed window to side aspect.

#### **BEDROOM**

13'5 x 7'6 (4.09m x 2.29m)

Radiator, wood flooring, large built in cupboard, double glazed window to side aspect.

#### **BEDROOM**

10'6 x 9'5 (3.20m x 2.87m)

Wood flooring, radiator, built in cupboard, double glazed window to side aspect.

#### **BASEMENT/CELLAR**

11'5 x 10'4 (3.48m x 3.15m)

#### **GARDEN**

Located to the side and rear of the property, mainly laid to lawn with a decked patio, pond and wooden pergola. The garden is established with mature plants and shrubs, is considered ideal for the garden enthusiast and being family friendly.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

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