



- An end of terrace property located in a popular residential development
- Open plan ground floor with sunny lounge to front and open fireplace
- Kitchen dining room to rear with door and windows onto rear garden
- Three bedrooms and bathroom on the first floor. Gas central heating
- Private gravelled driveway parking to front, gated side pathway
- Fully enclosed rear garden and garage with double gated access



"A three-bedroom mid-terrace home located in a quiet cul de sac with fully enclosed garden and garage".

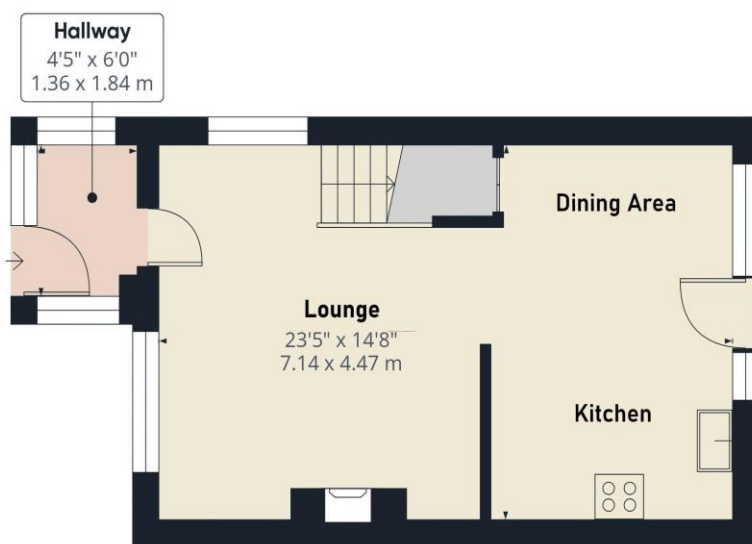
The accommodation comprises an entrance porch opening into an open plan ground floor which is a bright and airy space, lounge to front with open fireplace, dining area and fitted kitchen with door and windows onto garden. On the first floor are three bedrooms and family bathroom. Gas central heating and double glazing.

Outside to front is gravelled private drive with gated access to the side of the house leading into a fully enclosed rear garden with patio. Panelled garage and double gates onto the rear vehicle access. Offered for sale with no onward chain.

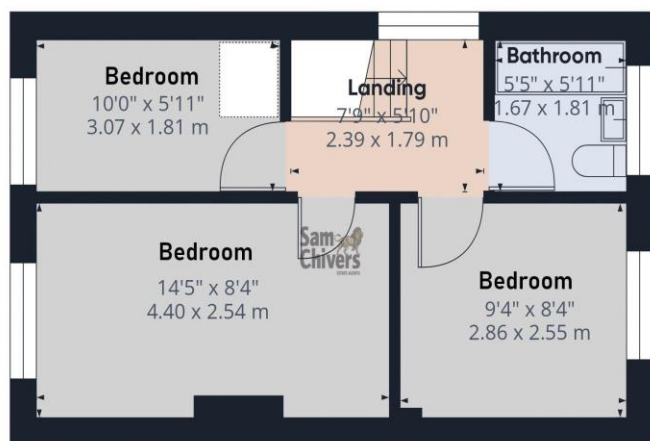
Tenure: Freehold

Council Tax Band: B

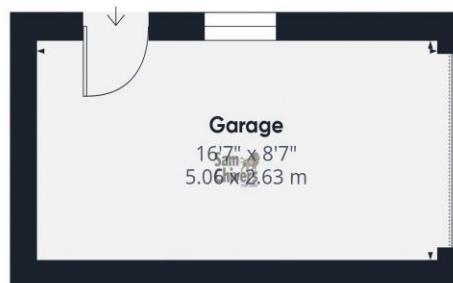




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
820 ft²
76.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.