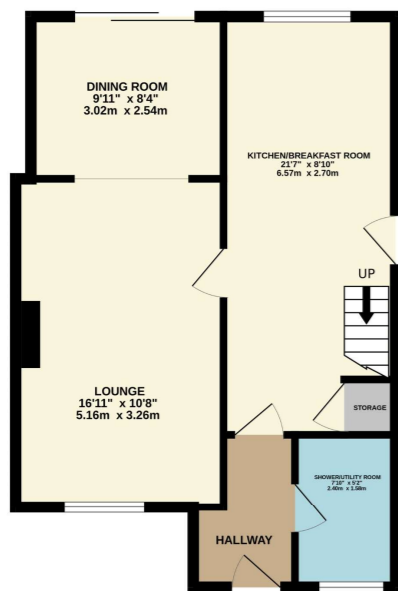
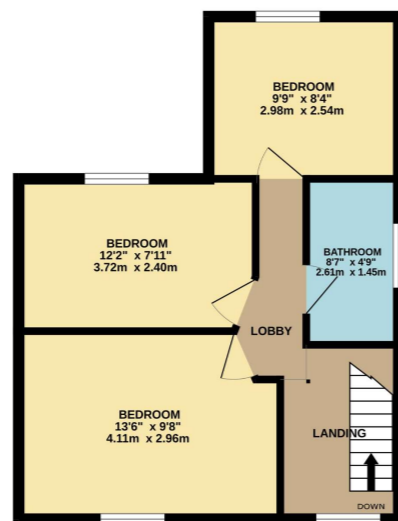


GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



ST JAMES AVENUE WEST
TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.
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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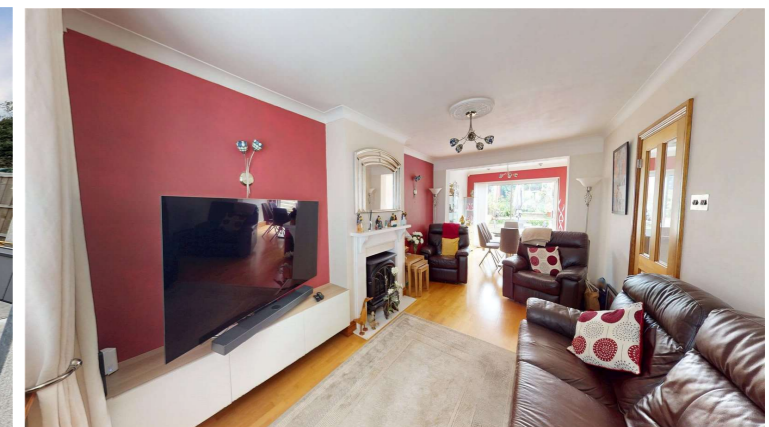
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Extended Semi-detached 3-bedroom house with modern, stylish, and spacious interiors. This property boasts a 90ft garden, Gf Shower room + FF Bath/shower room, Kitchen breakfast. Parking, Garage. Perfect for a family looking for an affordable and accessible home. G/P £375,000 to £400,000.

Introducing this charming and generously sized 3 bedroom semi-detached house located in a sought-after neighbourhood well positioned for schools, shops and public transport. The Ground floor includes Lounge with open plan design to rear Dining room, very impressive modern Kitchen Breakfast room and a Ground floor Shower room/utility. The first floor impressive also with 3 great bedrooms and a Stylish bath/shower room. The beautifully well-maintained garden measuring approx 90' provides the perfect space for outdoor gatherings or simply enjoying some fresh air. Perfect for a family looking for an affordable and accessible home.

GUIDE PRICE: £375,000 TO £400,000.

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Dont miss out on this highly impressive home, offered with no onward chain.

Entrance Lobby

Ground Floor Shower Room / Utility 7'10" x 5'2" (2.4m x 1.57m)

Kitchen Breakfast Room 21'7" x 8'10" (6.58m x 2.7m)

Lounge 16'11" x 10'8" (5.16m x 3.25m)

Dining Room 9'11" x 8'4" (3.02m x 2.54m)

Landing

Bedroom 1 13'6" x 9'8" max (4.11m x 2.95m max)

Bedroom 2 12'2" x 7'11" max (3.7m x 2.41m max)

Bedroom 3 9'9" x 8'4" (2.97m x 2.54m)

Bathroom 8'7" x 4'9" (2.62m x 1.45m)

Loft

Front Exterior

Rear Garden

Garage & Parking

