



## Kendrick Road, £200,000

- THREE GOOD SIZED BEDROOMS
- LONGE/DINNING ROOM
- ADDITIONAL RECEPTION ROOM
- CLOSE TO LOCAL AMENITIES
- LOW MAINTENANCE REAR GARDEN
- EPC Rating: C



 3  1  1



## About the property

Close to local amenities including shops, supermarkets, parks and popular school catchments. Additionally, it offers easy access to link roads leading to M4 corridor and public transport routes. Call 01446 733224 for further details.

## Accommodation

### Lounge

13' 8" x 10' 3" Max ( 4.17m x 3.12m Max )

Two windows to front, carpet, radiator. Open to dining room.

### Dining Room

10' 8" Max x 10' 7" ( 3.25m Max x 3.23m )

Window to rear, radiator, vinyl floor

### Reception Room Three



14' 1" x 9' 7" ( 4.29m x 2.92m )

Window to side, radiator, wood effect laminate.

### Kitchen

10' x 10' 2" ( 3.05m x 3.10m )

Windows to rear and side, door to side. Range of wall and base units, electric hob and oven with extractor over, plumbing for washing machine, sink and draier, tiled splashback.

### Landing

Carpet, attic hatch, doors to bedrooms and family bathroom

### Bedroom One

13' 10" x 10' 2" ( 4.22m x 3.10m )

Window to front, carpet, radiator

### Bedroom Two

10' 9" x 8' 5" ( 3.28m x 2.57m )

Window to rear, carpet, radiator

### Bedroom Three

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## Floorplan



Total floor area 92.9 m<sup>2</sup> (1,000 sq.ft.) approx

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