



Grammar School Road



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£180,000

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## Key Features

- No Onward Chain
- Modern 3 Storey Home
- 2/3 Parking Spaces
- Enclosed Gardens
- 2nd Floor Master Suite
- Council Tax Band B
- EPC rating TBC
- Freehold





Stylishly arranged over 3 floors this modern semi detached home is ideal for those seeking a first family home. Versatility is key. The centre of the home is the generous and well appointed dining kitchen which links to the enclosed rear gardens - an excellent informal social space - and the forward facing lounge provides for those relaxed evenings. To the first floor there are 2 bedrooms, one of which is currently used as a homework space, together with the main family bathroom. The master suite occupies the whole of the second floor and is either an indulgent retreat or a superb, shared bedroom for children. In addition to the 2 designated parking spaces there is potential for additional parking on the gravel topped forecourt. Ideally situated to take advantage of the towns' amenities excellent home must be viewed.

#### Entrance

Composite door and stair to the first floor.

#### Lounge 5.2m x 3.41m (17'1" x 11'2")

An excellent family room ideal for easy relaxation.

#### Dining Kitchen 4.45m x 4.1m (14'7" x 13'6")

An outstanding social space appointed with a good range of high and low grey fronted units, space for a dining table and with a walk-in bay opening to the enclosed gardens.

#### Cloak Room

Suite in white.

#### First Floor Landing

window to the front aspect, linen store, radiator and stair to the second floor.

#### Bedroom 2 4.47m x 3.54m (14'8" x 11'7")

A generous, rear facing double room.

#### Bedroom 3 2.92m x 2.54m (9'7" x 8'4")

A versatile, forward facing bedroom currently used as a home workspace.

#### Bathroom 2.38m x 2.39m (7'10" x 7'10")

Appointed with a suite in white to include panel bath with mains shower over, close coupled wc and pedestal wash hand basin.

#### 2nd Floor

##### Master Suite

Occupying the whole of the 2nd floor and suited to use as either a sophisticated retreat or as a twin room for children and comprising:

##### Bedroom 4.05m x 3.42m (13'4" x 11'2")

Fitted wardrobes to one wall and dormer to the front aspect.

##### En suite

Suite in white including a quadrant shower enclosure with mains fed shower.

##### Outside

The home is set back beyond a neat gravel topped reception area, suited to potential additional parking, together with broad block paved walkways. The enclosed rear offers a high degree of security and is laid to lawn with a flagged terrace and 2 garden sheds. The home is completed by 2 block paved, designated parking spaces to the rear.

#### BUYER AML FEES AND PRE-PURCHASE CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.









