





29 Semley Road

A spacious older style three bedroom semi-detached house requiring some cosmetic updating and considered to offer excellent extension potential due to its 150' long West facing rear garden, subject to obtaining any necessary consents. Offered for sale with vacant possession and no onward chain. Early inspection is considered essential to avoid disappointment.

- Older style Tudor elevated three bedroom semi-detached house
- Excellent extension potential due to the generous plot size
- Double aspect sitting/dining room with some original period features
- Upvc double glazed conservatory - All bedrooms with fitted or built in wardrobes
- Cloakroom/wc on the ground floor with white suite
- Kitchen and bathroom considered to require updating
- Gas central heating – mostly replacement double glazed windows
- Own driveway – detached garage
- 150' long West facing rear garden
- Council tax band E – Energy performance rating D



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Hall: laminate wood flooring, stairs to first floor, under stairs cupboard, built in cloaks cupboard, uPVC double glazed window to front.

Double Aspect Lounge/Dining Room: lounge area, fireplace, fitted carpet, uPVC double glazed window to front. Archway to Dining Area, windows and double doors to conservatory.

Kitchen: metal trimmed units at eye and base, laminate worktops, one bowl, two drainer stainless steel sink unit, spaces for cooker and fridge.

Cloakroom: white low level WC and pedestal wash hand basin, vinyl floor, half tiled walls, two window's (one being uPVC double glazed).

Conservatory: door to rear garden.

Landing: fitted carpet, uPVC double glazed window. Airing cupboard,

Bedroom One: fitted carpet, two built in cupboards, uPVC double glazed window to front. **Bedroom Two:** fitted carpet, built in double cupboard, uPVC double glazed window to rear. **Bedroom Three:** fitted carpet, fitted cupboard, picture rail, uPVC double glazed window to rear.

Bathroom: chocolate coloured suite.

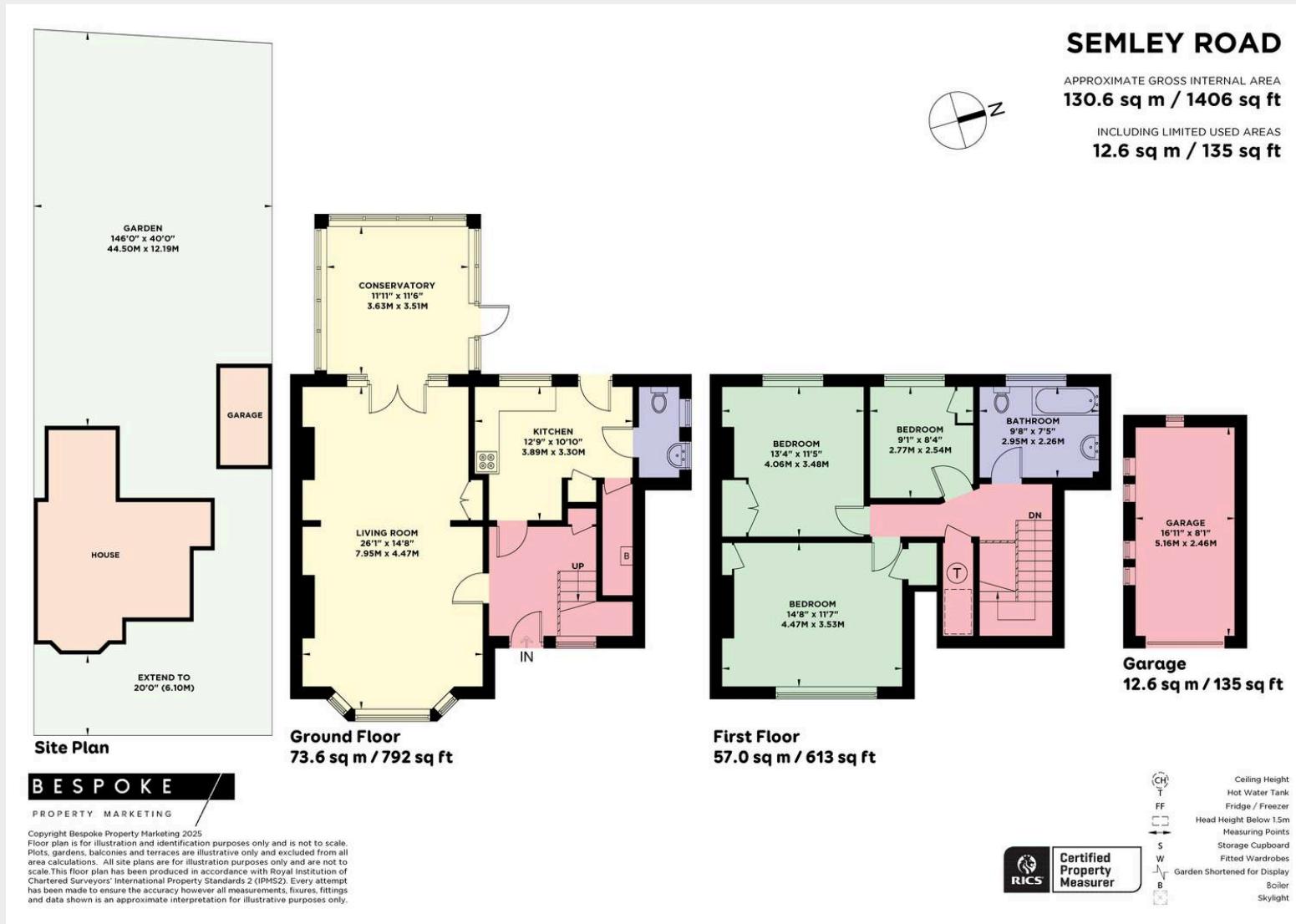
Front Garden: lawn, stocked flower beds and borders, path to front door.

Private Drive: currently overgrown hedge restricting vehicular access.

Garage: up and over door.

West Facing Rear Garden: measuring 146' in length, large level lawn, stone patio's and pathways. Timber shed, greenhouse and ideal area for vegetable plot.





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