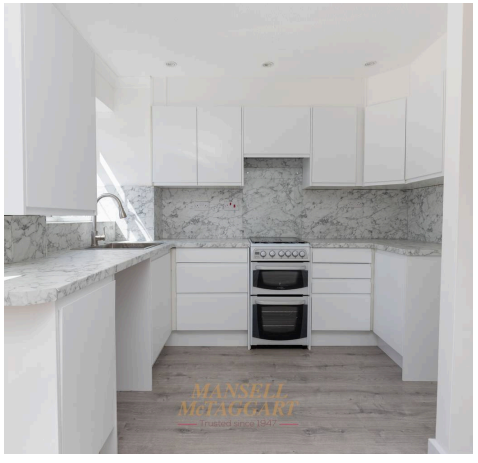


Payne Close, Pound Hill

Guide Price £365,000 - £375,000

MANSELL McTAGGART
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- Sought after location within Pound Hill
- End of terraced family home
- Garage en-bloc and potential for a driveway STPP
- Recently modernised and sold with vacant possession
- Open plan kitchen/dining room to rear
- Spacious living room with large storage cupboard
- Three bedrooms
- Secluded rear garden and large front garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

Situated in the highly sought after Pound Hill area, this beautifully presented three bedrooms end of terrace family home offers a wonderful opportunity, having been recently modernised and now available with vacant possession. The property boasts a large front garden, garage en-bloc behind the rear garden and the potential scope to add a driveway STPP.

Stepping inside, you are met by a bright entrance hallway with stairs rising to the first floor, and a convenient coats cupboard housing the metres.

The spacious living room, located towards the front, is filled with natural light and features a large storage cupboard, making it perfect for relaxed family gatherings or entertaining guests.









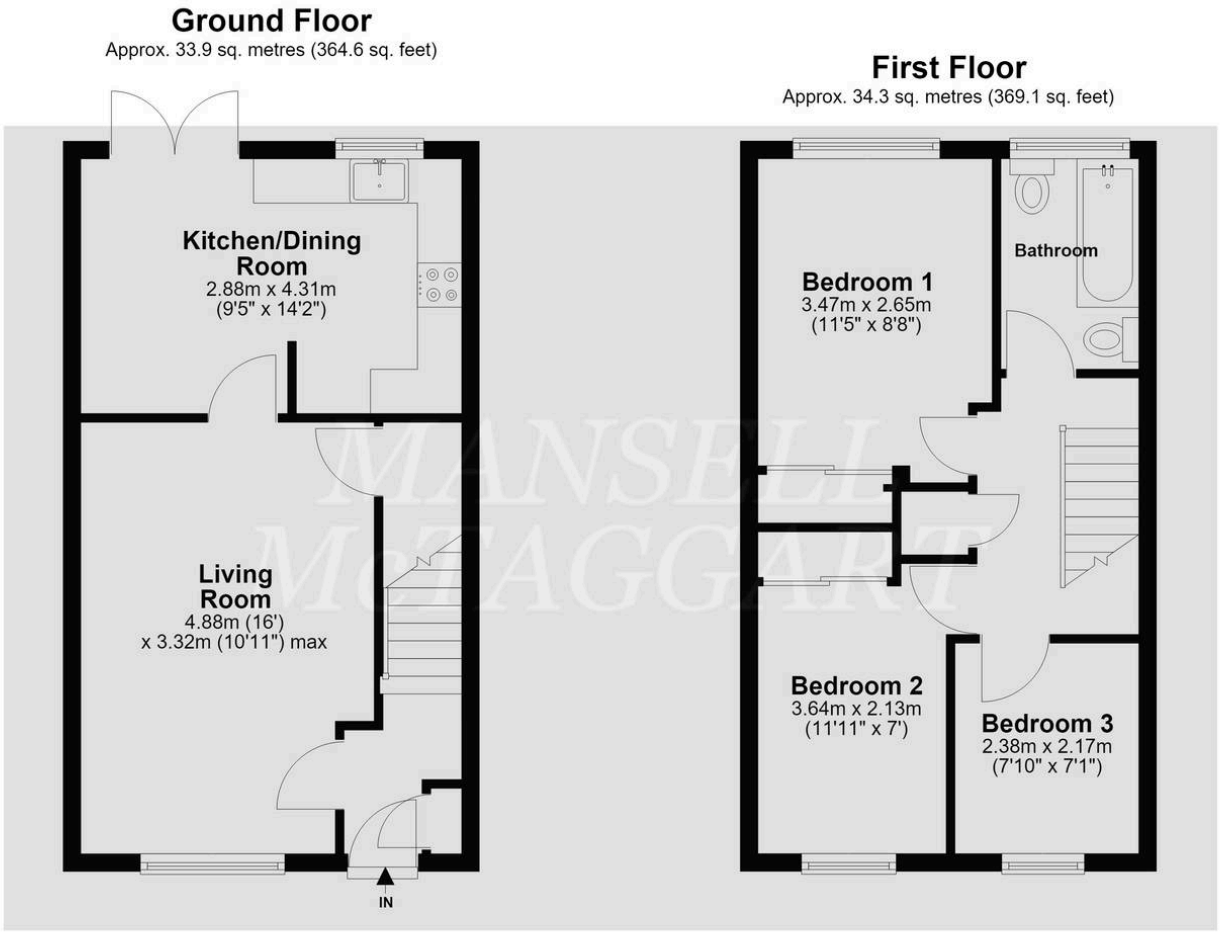
Flowing seamlessly from the living area, the open plan kitchen and dining room at the rear forms the heart of the home, boasting contemporary units, a sleek integrated slimline dishwasher, oven, hob and extractor, and ample room for dining furniture, all overlooking the garden as well as access to it.

Upstairs, the landing provides access to three well-proportioned bedrooms, each benefitting from fitted storage to maximise space and organisation, as well as an airing cupboard housing the hot water tank and access to the loft for additional storage.

The family bathroom is finished in a white suite, comprising a panelled bath with shower unit over, a wash hand basin, WC, and a window to the rear that brings in plenty of day-light and natural ventilation.

Externally, there is a large front garden which has the potential to be turned into a driveway STPP. Gated side access leads to a secluded rear garden, which is mainly laid to lawn with a patio abutting the foot of the house, the whole is enclosed by walled and fenced boundaries.

The property further benefits from a garage en-bloc to the rear offering flexible parking solutions as well as plenty of on-street parking available.



Total area: approx. 68.2 sq. metres (733.8 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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