

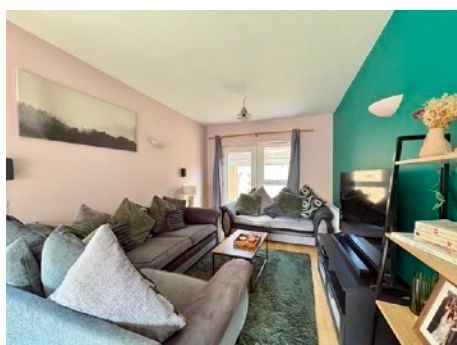


Good Choice are proud to offer for sale this well presented and spacious, detached property, situated in the popular area of West Hunsbury, near to schools, parks, local amenities and major road links.

Accommodation includes an entrance hall, WC, living room, kitchen diner and utility. To the first floor are three bedrooms and a modern family bathroom. Outside is a rear garden and parking for one car. Other benefits include double glazing, gas radiator heating, solar assisted hot water and an additional parking space on the estate (A/100m2/M)

Key Features:

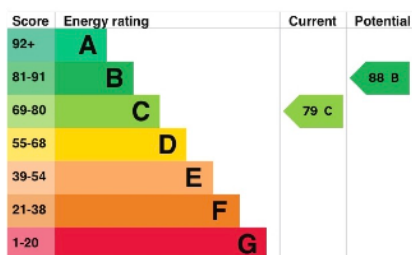
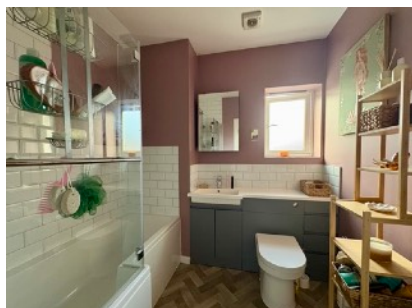
- MODERN - WELL PRESENTED - DETACHED PROPERTY
- KITCHEN DINER
- UTILITY
- DOWNSTAIRS WC
- LARGE LIVING ROOM
- THREE BEDROOMS
- MODERN BATHROOM - SOLAR ASSISTED HOT WATER
- REAR GARDEN
- DRIVEWAY FOR ONE CAR - EV CHARGING POINT
- POPULAR LOCATION NEAR TO SCHOOLS, PARKS, AMENITIES & MAJOR ROAD LINKS
- COUNCIL TAX BAND D



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The graph shows this property's current and potential energy rating.

Entrance Hall

Entered via a timber front door, wood laminate flooring, double glazed window to the front, radiator, stairs to the first floor and doors leading to:

WC

1.6m x 1.16m (5'3 x 3'10)

Vinyl flooring, dual flush WC, radiator, mounted hand basin, extractor, tiling to water sensitive areas and electric consumer unit.

Living Room

5.95m x 2.98m (19'6 x 9'9)

Carpet, radiator x2, double glazed box bay windows to the front and side, double glazed door and window to the rear.

Kitchen Diner

5.97m x 2.69 (19'7 x 8'10)

Dining Area: wood laminate flooring, radiator and double glazed window to the front. Kitchen Area: vinyl flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, electric oven, gas hob, extractor, tiling to water sensitive areas, space for a dishwasher, double glazed window to the rear and opening to the utility.

Utility

1.97m x 2.34m (6'5 x 7'8)

Vinyl flooring, radiator, base and wall units, worktop, space for a washing machine and fridge freezer, tiling to water sensitive areas, walk in cupboard and double glazed door to the rear.

First Floor Landing

Carpet, double glazed window to the rear, loft access (light and part boarded), airing cupboard and doors to:

Bathroom

2.02m x 2.33m (6'8 x 7'8)

Vinyl flooring, bath with shower over, dual flush WC, mounted wash basin with storage under, tiling to water sensitive areas, radiator, double glazed window to the front and extractor.

Bedroom 1

4.94m x 2.72m (16'2 x 8'11)

Carpet, double glazed window to the front, cupboard and radiator.

Bedroom 2

3.4m x 3m (11'2 x 9'10)

Carpet, double glazed box bay window to the front, double glazed window to the side and radiator.

Bedroom 3

2.45m x 3m (8' x 9'10)

Carpet, radiator, double glazed window to the rear.

Rear Garden

Wall and fence enclosed, mainly laid to lawn with patio seating area, shed, tap and gravelled seating area.

Front Garden

Low maintenance gravelled area, gated side access and driveway for one car with EV charging point (can not confirm that the EV point is in working order).

*The property does come with an additional parking space on a neighbouring road in the estate

*The property benefits from solar assisted hot water

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.