PCM ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this SEMI-DETACHED MODERN THREE BEDROOM HOUSE with OFF ROAD PARKING and a GARAGE, conveniently positioned in this sought-after cul-de-sac within Little Ridge, close to popular schooling establishments and nearby local amenities including the Conquest Hospital. Offered to the market CHAIN FREE.

The property has undergone some updating and is offered to the market in very good order. The accommodation is arranged over two floors and comprises an entrance hall, lounge-diner, kitchen, three bedrooms and a bathroom. The property also benefits from double glazing and gas-fired central heating.

Externally the property has a driveway providing off road parking, GARAGE with up and over door and a PRIVATE REAR GARDEN with patio area and good-sized area of lawn.

Please contact the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

WELCOMING ENTRANCE HALL
Stairs rising to the upper floor accommodation, wall mounted thermostat control for gas fired central heating, radiator, down lights, wood laminate flooring, door to:

LOUNGE-DINER
15'8 x 14'7 (4.78m x 4.45m)
Measurement excludes the door recess. Newly carpeted, down lights, radiator, television point, double glazed window and French doors to rear aspect providing views and access onto the garden.

KITCHEN
9'5 x 8'2 (2.87m x 2.49m)
Modern and fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, tiled splashbacks, four ring gas hob with oven below and fitted cooker hood over, wall mounted cupboard concealed boiler, inset resin sink with mixer tap, space for appliances such as washing machine, dishwasher and tall fridge freezer, down lights, part tiled walls, tiled flooring, double glazed window to front aspect.

FIRST FLOOR LANDING
Loft hatch, built in cupboard, down lights, doors to:

BEDROOM
11'3 x 8'7 (3.43m x 2.62m)
Down lights, radiator, newly carpeted, television point, double glazed window to front aspect.

BEDROOM
11'9 x 9'1 (3.58m x 2.77m)
Down lights, radiator, newly carpeted, television point, double glazed window to rear aspect with views onto the rear garden.

BEDROOM
8'7 x 7'6 (2.62m x 2.29m)
Built in sleeper bed, down lights, radiator, double glazed window to front aspect.

BATHROOM
Tiled walls, low level wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over, glass shower screen, extractor for ventilation, down lights, heated towel rail, double glazed obscured glass window to rear aspect.

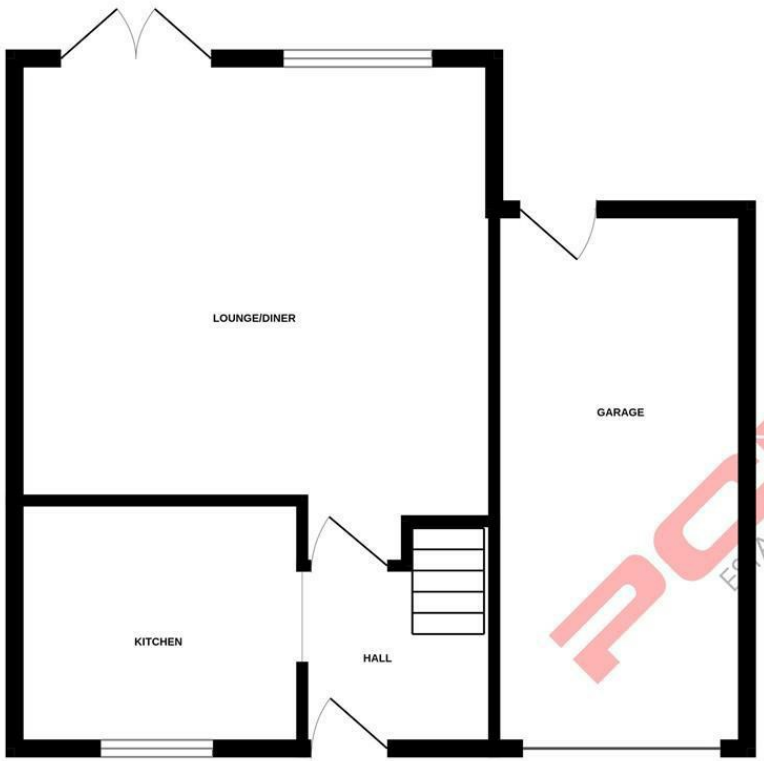
OUTSIDE - FRONT
Driveway providing off road parking, area of lawn.

REAR GARDEN
Stone patio abutting the property, area of lawn, raised planted beds, fenced boundaries, personal door to garage.

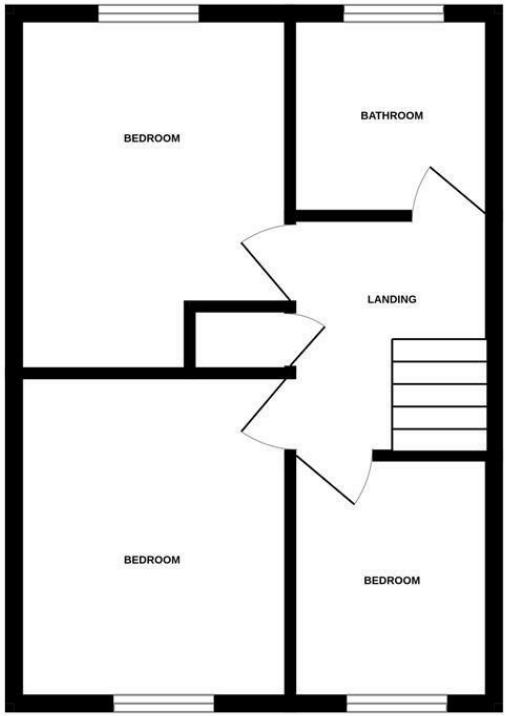
GARAGE
Up and over door, personal door to garden.

Council Tax Band: C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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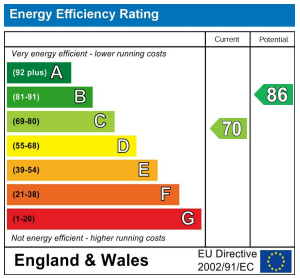

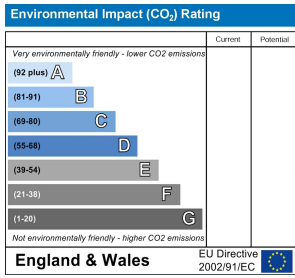

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.