





£325,000

Situated in the popular Rivers Estate is this three-bedroom semi-detached family home offered with NO CHAIN. The property comprises lounge/diner, kitchen, shower room with separate w.c and rear garden. Further benefits include a garage and off road parking.

Property Description

ENTRANCE

UPVC Door to hall

ENTRANCE HALL

Door to lounge, stairs rising to first floor, radiator.

LOUNGE AREA

Double glazed window to front aspect. Radiator, under stairs storage, open to dining area.

DINING AREA

Door to kitchen, radiator, double glazed sliding partition doors to conservatory.

CONSERVATORY

Double glazed window to rear and side aspects, double glazed double door to garden, electric heater.

KITCHEN

Double glazed window to rear aspect, wall and base units, roll top worktop, tiled walls, tiled floor, composite sink, space for cooker, space for washing machine, dishwasher and fridge freezer, wall mounted boiler.

LANDNG

Double glazed window to side aspect. Radiator, access to loft space, doors to bedroom one to three, shower room and separate w.c.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in cupboards.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built in storage.

SEPARATE W.C.

Frosted double glazed window to side aspect. Low level w.c.

BATHROOM

Frosted double glazed window to rear aspect. Heated towel rail, basin and vanity unit, shower cubicle and tiled walls.

OUTSIDE

GARAGE

Up and over door, courtesy door to garden, power and light.

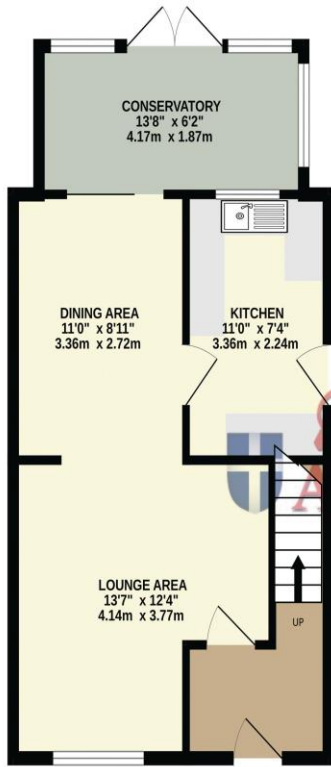
FRONT GARDEN

Block paving providing off road parking for two cars.

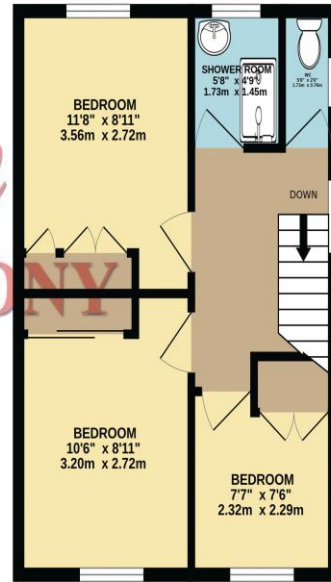
REAR GARDEN

Patio area, mainly laid to lawn, enclosed wooden fence panelling, flower beds.

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents