



Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Tenure
Freehold

Council Tax Band
D

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Asking Price £299,950

- Well Presented Detached Family Home
- Sought After Cul-De-Sac Location
- Hall, GF Cloaks, Kitchen/Diner
- Spacious Lounge, Conservatory
- 3 Bedrooms, Shower Room
- Study Area, CH, DG
- Of Road Parking for Several Cars, Garage
- Mature Gardens To Front/Back
- Viewing Highly recommended
- Council Tax Band D





Property Description

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/freshen.girder.songbird>

Well-presented detached family home in the sought after cul-de-sac location off Rating Lane. The property offers excellent family accommodation, comprising of entrance hallway, ground floor cloaks/WC, fitted kitchen/diner, spacious lounge leading to the conservatory, 3 bedrooms, modern fitted shower room and study area on the landing. The property benefits from central heating, double-glazing, off-road parking for several cars, giving access to the garage, mature gardens to front and rear with pleasant seating areas. Viewings are highly recommended to appreciate size and standard on offer.

FRONTAGE

Easy maintenance front garden with lawned area, plants/shrubs and rockery, off road parking for several cars, access to garage and side access gates

ENTRANCE HALL

Spindle staircase to first floor, radiator, double glazed window, laminate flooring. coved ceiling and doors to cloaks/WC

CLOAKS/WC

Double glazed frosted window, low level WC, handwash basin with mixer taps/vanity unit and radiator

LOUNGE

11' 7" x 16' 11" (3.54m x 5.18m)

Double glazed window, wall mounted log effect fire, coved ceiling, understairs storage, dado rail, double glazed doors to the conservatory

CONSERVATORY

10' 8" x 10' 5" (3.27m x 3.19m)

Double glazed windows, double glazed patio doors to the rear garden and laminate flooring

KITCHEN/DINER

16' 10" x 10' 6" (5.15m x 3.22m)

Double glazed window, fitted white wall base drawer units with worktops to compliment, inset white 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, breakfast bar, tiled splash, dining area, double glazed window, double glazed door, radiator and door to

LANDING

Double glazed window, spindle balustrade, study/office area, coved ceiling, access to the loft and doors to over stairs storage

BEDROOM 1

12' 1" x 9' 1" (3.70m x 2.79m)

Double glazed window, radiator, fitted wardrobes with overbed fitment and side vanity units

BEDROOM 2

8' 4" x 10' 7" (2.56m x 3.24m)

Double glazed window and radiator

BEDROOM 3

7' 9" x 8' 3" (2.37m x 2.54m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, fitted suite with low level WC, hand wash basin/mixer taps, wall mounted high shine vanity units, enclosed shower cubicle with double headed shower, panelled ceiling with spotlights and panelled walls

GARAGE

Up/Over door and power/light

GARDEN

Rear enclosed pleasant mature garden with lawned area, plants/shrubs, rockery, paved seating area and side access gates

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

