

Well presented three bedroom family home for sale situated close to amenities and transport links, further benefitting open plan kitchen/ diner onto Southerly aspect rear garden, downstairs cloakroom, two parking spaces to front and solar panels.

The Accommodation Comprises
UPVC double glazed door to:

Entrance Hall
Stairs to first floor, tiled flooring, door to:

Cloakroom
Obscured UPVC double glazed window to front elevation, low level close coupled WC, wash hand basin, radiator.

Lounge 14' 1" x 12' 2" (4.29m x 3.71m) max
UPVC double glazed window to front elevation, radiator, glazed double opening doors to:

Kitchen/ Dining Room 15' 6" x 9' 10" (4.72m x 2.99m)
UPVC double glazed window and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, stainless steel sink unit with mixer tap, tiled splashback, space and plumbing for washing machine, space for American style fridge/ freezer, space for table and chairs, wall mounted gas boiler, radiator, under-stairs storage cupboard.

First Floor Landing
Airing cupboard, access to loft space, door to:

Bedroom One 8' 7" x 15' 6" (2.61m x 4.72m)
Two UPVC double glazed windows to front elevation, built-in wardrobe, radiator.

Bedroom Two 8' 11" x 9' 3" (2.72m x 2.82m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Three 8' 10" x 5' 11" (2.69m x 1.80m)
UPVC double glazed window to rear elevation, radiator.

Bathroom
Low level close coupled WC, pedestal wash hand basin, panelled bath with shower over, tiling to wall and half wall, extractor fan.

Outside
The rear garden is enclosed by brick wall and panelled fencing, mainly laid to lawn with decking area, shed. To the front of the property is a gravelled area, two allocated parking spaces directly in front.

Agents Note
Our vendor informs us the property benefits from leased solar panels, with no monthly payments. Further details available upon request.

General Information
Construction: Traditional
Water Supply: Mains
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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DRAFT DETAILS

£254,000
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