



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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**NO ONWARD CHAIN** – This **WELL-PRESENTED THREE DOUBLE-BEDROOM SEMI-DETACHED** property is located in a popular residential area close to local amenities and transport links. The accommodation comprises a kitchen, dining room, living room, three well-proportioned bedrooms and a family bathroom. Externally, there is a **DRIVEWAY**, an enclosed garden to the rear, and a detached 336 sq ft **GARAGE**.

**NO ONWARD CHAIN** – This **WELL-PRESENTED THREE DOUBLE-BEDROOM SEMI-DETACHED** property is located in a popular residential area close to local amenities and transport links. The accommodation comprises a open-plan kitchen, dining room, living room, three well-proportioned double bedrooms and a family bathroom. Externally, there is a **DRIVEWAY** with off-road parking for two vehicles an enclosed south-facing garden to the rear, and a detached 336 sq ft **GARAGE**.

### **KITCHEN**

17'3 x 6'8 (5.26m x 2.03m )

uPVC entrance door and two double-glazed windows. Fitted wall and base units with work surface over, four-ring gas hob, integral oven and grill, sink and drainer with mixer tap over, plumbing for a dishwasher and washing machine, wood-effect flooring, and open to:

### **DINING ROOM**

13'10 x 15'4 (4.22m x 4.67m)

uPVC double-glazed double doors, log burner, two radiators, and wood-effect flooring.

### **LIVING ROOM**

12'6 x 18'1 (max) (3.81m x 5.51m (max))

Two uPVC double-glazed windows, radiator, and built-in cupboard housing the gas central heating boiler.

### **FIRST FLOOR LANDING**

uPVC double-glazed window and loft access.

### **BEDROOM ONE**

11'5 x 11'11 (3.48m x 3.63m)

uPVC double-glazed window and radiator.

### **BEDROOM TWO**

9'10 x 11'7 (3.00m x 3.53m)

uPVC double-glazed window and radiator.

### **BEDROOM THREE**

13" x 8'10" (max) (3.96m x 2.69m (max))

Two uPVC double-glazed windows and two radiators.

### **BATHROOM**

6'3 x 9'1 (max) (1.91m x 2.77m (max))

uPVC double-glazed window, P-shaped bath with wall-mounted shower fitting over, pedestal wash basin with mixer tap, WC with push flush, and ladder-style radiator.

### **EXTERIOR**

To the front of the property is a tarmac driveway with off-road parking for two vehicles and 6' high wrought iron security gate, whilst to the rear is an enclosed south-facing garden.

### **GARAGE**

39'4 x 9'11 (11.99m x 3.02m)

Up-and-over door with light and power.

### **NOTES**

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

