





**£235,000**

Located on the Lakes Estate, this three-bedroom terraced property comprises a kitchen/diner, lounge, and a good-sized bathroom. Externally, the property benefits from both front and rear gardens, offering outdoor space.

# Property Description

## **ENTRANCE**

UPVC door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, radiator, door to storage cupboard, doors to kitchen/diner and lounge.

## **LOUNGE**

Two double glazed windows and two double glazed patio doors to garden. Radiator.

## **KITCHEN/DINER**

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll top work surface over, stainless steel sink with mixer tap, integrated double oven, and four ring gas hob with extractor over, integrated dishwasher and fridge/freezer, space for washing machine, wall mounted boiler, radiator, storage cupboard.

## **LANDING**

Radiator, doors to bedrooms and shower room.

## **BEDROOM ONE**

Double glazed window to front aspect. Built in storage, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Built in storage, radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **SHOWER ROOM**

Double glazed window to side aspect. Low level w.c., shower cubicle, pedestal wash hand basin, heated towel rail, tiled walls and floor.

## **OUTSIDE**

### **FRONT GARDEN**

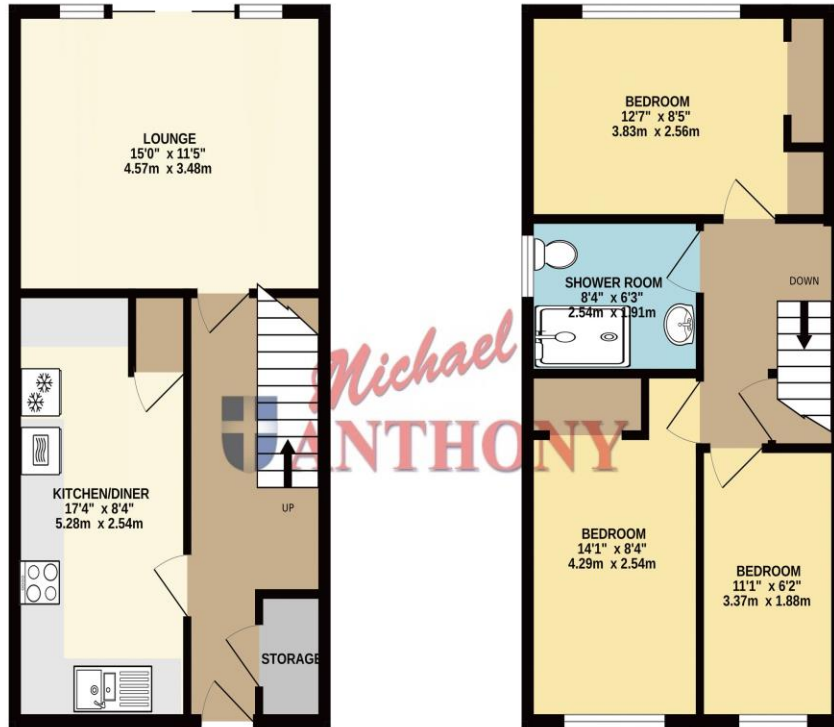
Pathway to front door, bush and flower borders, wooden fencing panels and gate.

### **REAR GARDEN**

Artificial grass, decking area, shed to remain, enclosed by wooden fencing panels.

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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		87 B
69-80	C		
55-68	D	65 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.

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