Offered for sale with no forward chain is this well presented semi detached family home boasting a modern open plan living space and driveway providing off road parking.

The Accommodation Comprises:-
UPVC double glazed front door to:

Entrance Hall:-
Stairs to first floor, under-stairs storage cupboard, LVT flooring, door to:

Lounge/ Dining Room:- 21' 3'' x 11' 10'' (6.47m x 3.60m) max
UPVC double glazed window to front elevation, continuation of LVT flooring, modern vertical radiator, space for table and chairs, opening to conservatory and opening to:

Kitchen:- 10' 5'' x 7' 9'' (3.17m x 2.36m)
Fitted with a range of base cupboards and matching eyelevel units, integrated oven and hob with extractor hood over, space for fridge/ freezer, space and plumbing for dishwasher, one and a half bowl sink unit with mixer tap, newly fitted combination boiler fitted to wall, tiled splashback, continuation of LVT flooring, opening to conservatory.

Conservatory:- 12' 10'' x 11' 2'' (3.91m x 3.40m) max
Glass roof, UPVC double glazed French doors and windows to rear garden, continuation of LVT flooring, doors to cloakroom and utility cupboard.

Cloakroom:-
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, wall hung wash hand basin, chrome ladder style radiator, continuation of LVT flooring.

Utility Cupboard:-
Space and plumbing for washing machine, space for tumble dryer (stacked), continuation of LVT flooring.

First Floor Landing:-
Access to loft space, door to:

Bedroom One:- 10' 8'' x 12' 3'' (3.25m x 3.73m)
UPVC double glazed window to front elevation, radiator, newly fitted wardrobes.

Bedroom Two:- 8' 9'' x 11' 8'' (2.66m x 3.55m)
UPVC double glazed window to rear elevation, radiator.

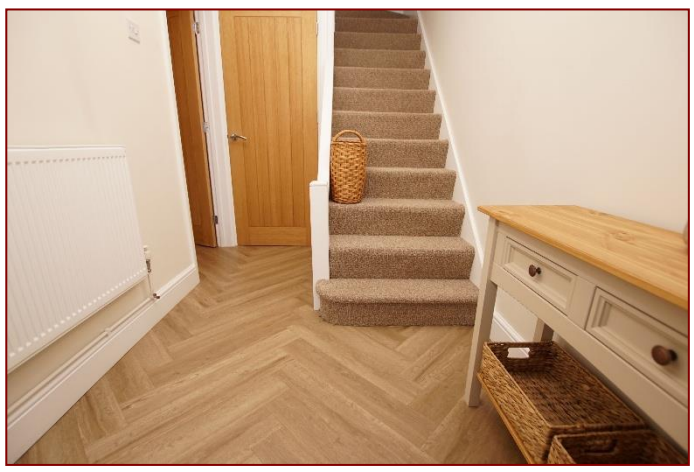
Bedroom Three:- 7' 1'' x 6' 5'' (2.16m x 1.95m)
UPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bathroom:-
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap and shower over, tiled walls.

Outside:-
The rear garden is enclosed by brick wall and wood panelled fencing, mainly laid to wooden decking with an area laid to lawn. To the front of the property is driveway providing off road parking.

Garage:-
With up and over door, power and light, UPVC double glazed French courtesy doors to rear garden.

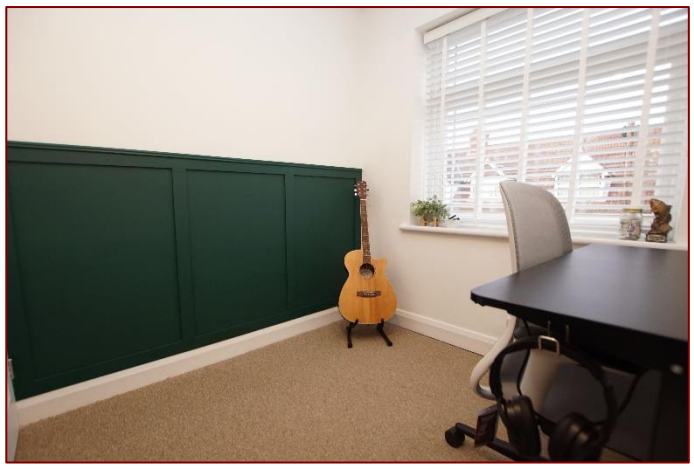
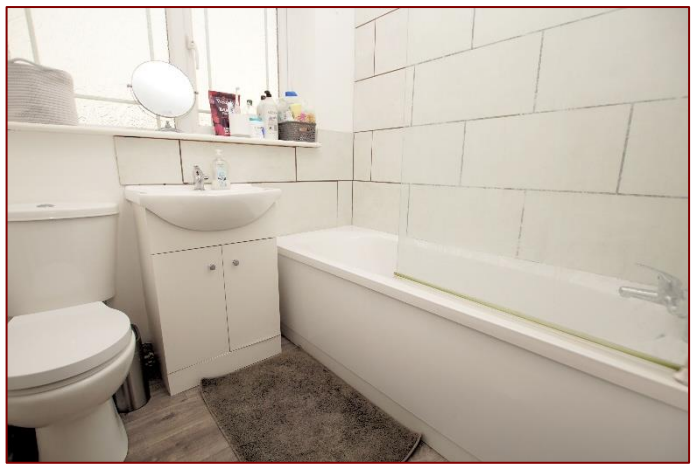
General Information:-
Construction: Traditional
Water Supply: Mains
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: https://checker.ofcom.org.uk
Flood risk: www.gov.uk/check-long-term-flood-risk







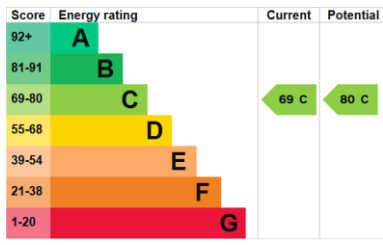





Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Freehold

Council Tax Band: D

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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The Property Ombudsman



DRAFT DETAILS

£340,000

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