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3 Johnson Avenue PE11 2QE

£169,950

**BELVOIR!**



## Key Features

- > TERRACED PROPERTY
- > THREE BEDROOMS
- > GAS CENTRAL HEATING
- > UPVC DOUBLE GLAZED WINDOWS
- > ENCLOSED REAR GARDEN
- > POPULAR LOCATION
- > Tenure: Freehold
- > EPC rating C

This well presented three-bedroom terraced house, set within a popular location, the property has been recently redecorated and features UPVC double glazed windows throughout, providing both energy efficiency and a welcoming ambience. The accommodation comprises a spacious lounge, making it suitable for a range of living requirements, alongside a modern fitted kitchen that caters to daily needs with ease and functionality.

In addition to the interior features, this home benefits from gas central heating. Three bedrooms contribute to the property's versatility, meeting the demands of families and professionals alike. A notable feature is the generous rear garden.

For those seeking convenience, this property includes an off-road parking space, further enhancing its appeal. The house is presented on a freehold basis, offering a sense of permanence and security.

### Local area

The property is situated within a popular and well-regarded locality. Residents benefit from close proximity to a selection of community amenities, transport connections, and schooling options, making the area suitable for a wide range of buyers. The surrounding neighbourhood is noted for its accessible services and pleasant atmosphere, supporting both convenience and an enjoyable lifestyle.



## ENTRANCE

Part glazed door, Stairs to first floor landing.

## LOUNGE

15'1" x 10'0" (4.6m x 3m)

UPVC double glazed windows to the front and rear elevation, two radiators, storage cupboard.

## KITCHEN

11'1" x 9'3" (3.4m x 2.8m)

UPVC double glazed window to the front elevation, range of re fitted base and wall units, built in oven hob and hood, sink unit with mixer taps over.

## REAR LOBBY

UPVC double glazed door and window to the rear elevation, storage cupboard,

## BATHROOM

UPVC double glazed window to the rear elevation, two-piece suite comprising of wash hand basin, panelled bath, radiator.

## WC

UPVC double glazed window to the rear elevation, WC, radiator.





### LANDING

UPVC double glazed window to the rear elevation, radiator.

### BEDROOM 1

16'7" x 9'2" (5.1m x 2.8m)

UPVC double glazed window to the front and rear elevation, radiator, storage cupboard.

### BEDROOM 2

11'11" x 8'4" (3.6m x 2.5m)

UPVC double glazed window to the front elevation, radiator, access to loft space.

### BEDROOM 3

8'9" x 7'6" (2.7m x 2.3m)

UPVC double glazed window to the rear elevation, radiator.

### EXTERNALLY

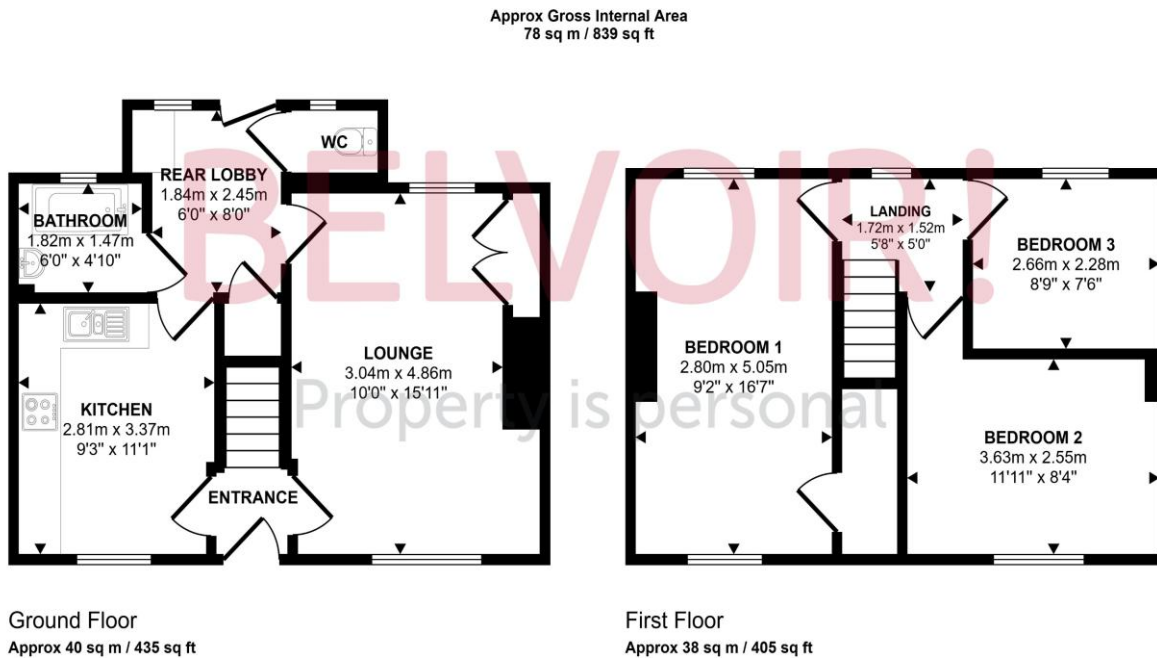
FRONT: Parking space to front, hedge enclosed, gravel area.

REAR: Fenced courtyard area leading to generous rear garden.



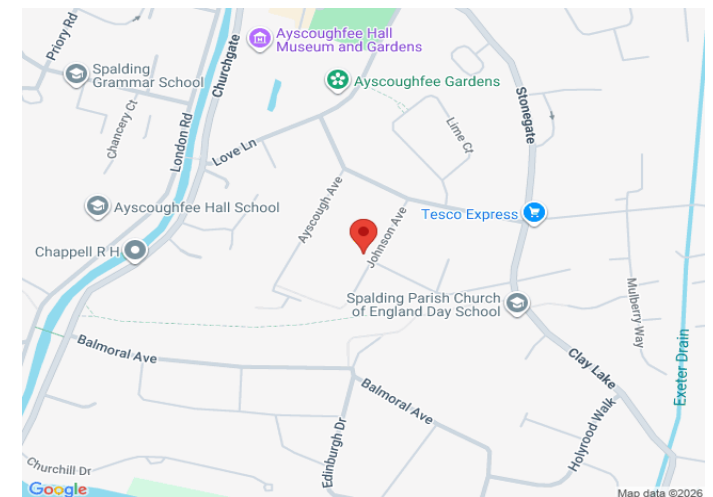
AGENTS NOTE: To the rear of the property shared access will be available to and via neighbouring properties.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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