



- Plenty of parking
- Decent size garden
- Kitchen and connected dining room which could be opened up (STPP)
- Useful extra room that could easily become a utility room or even a shower room,
- Three bedrooms and modern shower room
- Close to basic amenities and schools



If you're looking to get on the property ladder, this could be just what you've been waiting for!

Ready to move straight into, yet offering plenty of room to grow into, this is a home you can enjoy from day one while still having the opportunity to make it your own over time. Accommodation comprising lounge, a separate dining room and a well fitted kitchen which overlooks the garden. There's also a useful extra room downstairs that could easily become a utility room or even a shower room, giving you flexibility as your needs change! Upstairs there are three bedrooms and a modern shower room that's already been updated. Outside, the generous rear garden is ideal for summer BBQs, children to play, pets to roam or simply relaxing in the sunshine. At the end of the garden there is private parking for up to three cars/campervan etc.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.