







**£385,000**

Offered in outstanding condition throughout and boasting driveway parking. This spacious three bedroom home boasts a downstairs cloakroom, generous lounge diner, a recently refitted kitchen with built in appliances, utility area and study space as well as a luxury bathroom and fully enclosed rear gardens. Situated within a short walk of local shops and popular schools.

# Property Description

## ENTRANCE

Front door to:

## ENTRANCE HALL

Radiator, door to downstairs cloakroom, stairs rising to first floor, under stairs storage cupboard, opening to kitchen and lounge/dining room.

## CLOAKROOM

Frosted double glazed window to the front, low level WC, wash hand basin in vanity unit.

## LOUNGE/DINING ROOM

Double glazed window to the front, double glazed window to the rear, radiator.

## KITCHEN

Double glazed window to the rear, fitted with a range of base and eye level units with work surface over, stainless steel sink unit, integrated double oven, induction hob with extractor fan over, integrated fridge freezer, integrated wine fridge.

## REAR LOBBY

Double glazed door to garden, opening to study.

## STUDY

Radiator, double glazed window to the side.

## LANDING

Storage cupboard, access to loft housing gas combi boiler.

## BEDROOM ONE

Double glazed window to the front, radiator.

## BEDROOM TWO

Double glazed window to the rear, radiator.

## BEDROOM THREE

Double glazed window to the front, radiator.

## BATHROOM

Double glazed frosted window to the rear, low level WC, wash hand basin in vanity unit, bath with shower over, tiled walls and floor.

## OUTSIDE

## PARKING

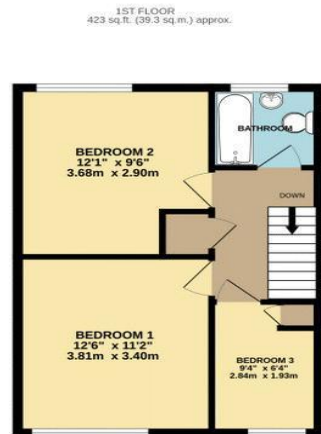
Block paved driveway providing off-road parking.

## FRONT GARDEN

Mainly laid to lawn with path to front door, storage cupboard.

## REAR GARDEN

Divided into lawn and decked areas, path to rear gate, outside light.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for 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		85   B
69-80	C	73   C	
55-68	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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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