



Cormorant Way, £190,000

- Spacious Lounge
- Modern Kitchen/Diner
- Convenient Downstairs WC
- Driveway Parking to Front
- Conservatory
- Excellent Transport Links, Schools & Local Amenities Nearby
- EPC Rating: Awaited



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About the property

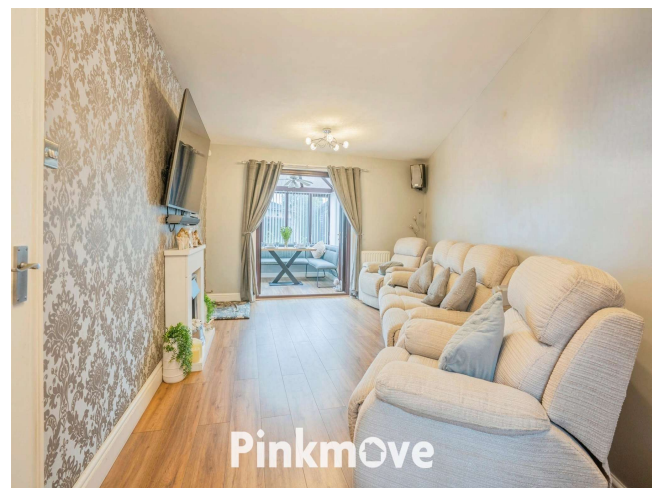
This well-presented mid-terrace property offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, or investors alike. The home benefits from a driveway providing convenient off-road parking and is ideally located close to local schools, amenities, and excellent transport links.

Upon entering, the property comprises a welcoming entrance hallway with a convenient downstairs W/C. The generous lounge provides a comfortable living space, perfect for relaxing or entertaining, and leads through to a bright conservatory overlooking the rear garden. The kitchen/diner offers ample space for family dining and everyday living, creating a practical and sociable hub of the home.

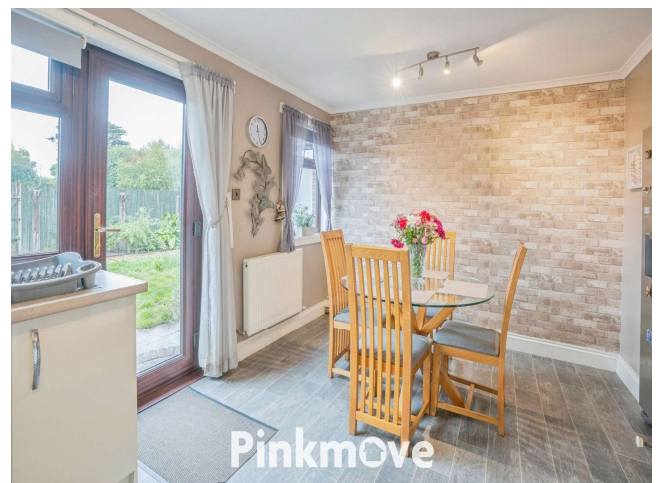
To the first floor are three good-sized bedrooms, all offering comfortable accommodation, along with a family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for children, pets, or outdoor entertaining, while the front driveway provides valuable off-road parking.

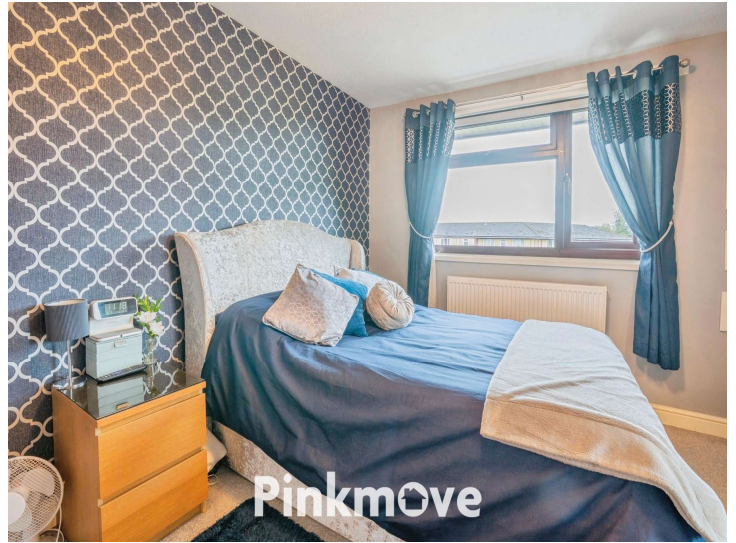
Situated in a sought-after location with easy access to well-regarded schools, local shops, amenities, and major road networks, this property combines convenience with comfortable family living and should be viewed to be fully appreciated.



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Accommodation

Lounge

18' 11" x 13' 2" (5.77m x 4.01m)

Kitchen

14' 8" x 12' 6" (4.47m x 3.81m)

Wc

Conservatory

9' 7" x 8' 7" (2.92m x 2.62m)

Bedroom 1

12' 9" x 12' 8" (3.89m x 3.86m)

Bedroom 2

12' 10" x 9' 5" (3.91m x 2.87m)

Bedroom 3

12' 9" x 5' 6" (3.89m x 1.68m)

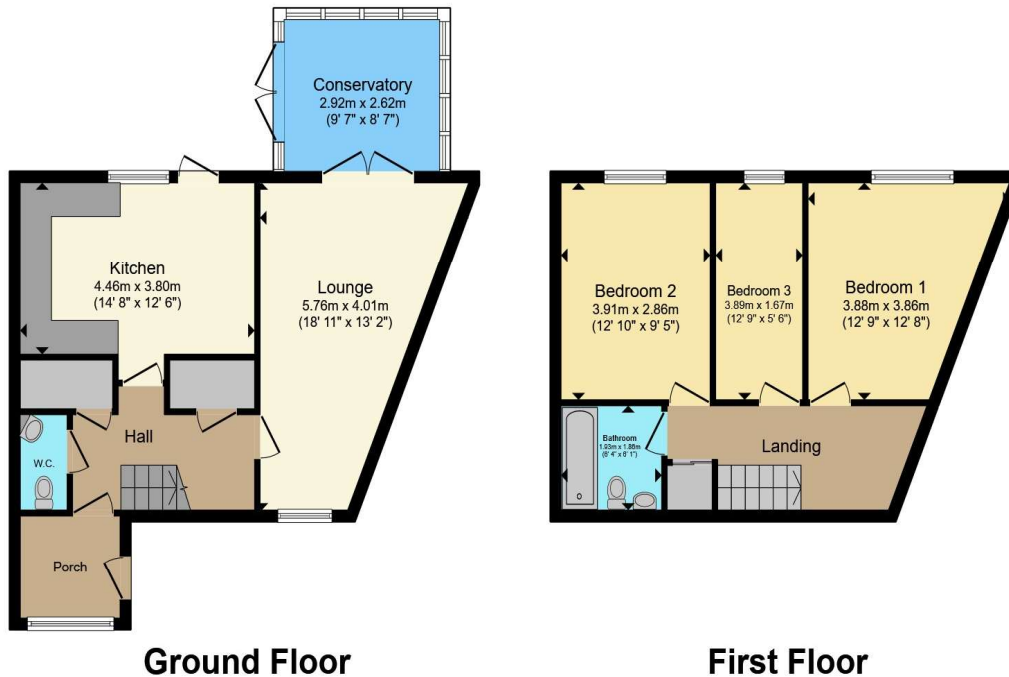
Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 99.2 sq.m. (1,068 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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