



ESTATE AGENTS

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**Offers In Excess Of £325,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this 1930'S SEMI-DETACHED THREE BEDROOMED HOUSE with an EXPANSIVE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles, GARAGE and a FAMILY FRIENDLY GARDEN. Offered to the market CHAIN FREE!

Inside, the property offers modern comforts including gas fired central heating, double glazing and offers well-proportioned and well-presented accommodation. Accommodation is arranged over two floors comprising an external porch opening to an entrance hall, lounge, SEPARATE DINING ROOM, MODERN KITCHEN, conservatory, upstairs landing, THREE BEDROOMS and MODERN BATHROOM.

Conveniently located on the outskirts of Silverhill, close to popular schooling establishments and nearby amenities. Viewing is a must to truly appreciate the space and accommodation on offer, please call the owners agents now to book your viewing and avoid disappointment.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

#### **PORCH**

Double glazed windows to both sides and front aspects, further double glazed front door to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, coving to ceiling, radiator, under stairs storage cupboard, doors opening to:

#### **LIVING ROOM**

16'5 into bay x 12'10 max (5.00m into bay x 3.91m max )

Radiator, television point, fireplace with working fire, double glazed bay window to front aspect.

#### **KITCHEN**

11'9 x 6'9 (3.58m x 2.06m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with oven below, inset resin one & ½ bowl resin sink with mixer tap, space and plumbing for washing machine, down lights, wall mounted boiler, double glazed window to rear aspect with views down the garden, double glazed door opening to side providing access to the driveway and door to:

#### **DINING ROOM**

12'6 x 12'12 (3.81m x 3.66m)

Wood laminate flooring, radiator, coving to ceiling, double glazed French doors with window to side opening to:

#### **CONSERVASTORY**

15'2 x 9'4 (4.62m x 2.84m)

Part brick construction with UPVC double glazed windows to both rear and side elevation, two radiators, ample light and power points, French doors leading to the rear garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to a boarded loft space, double glazed window to side aspect, cupboard over stairs.

#### **BEDROOM ONE**

16'3 x 11'8 (4.95m x 3.56m)

Coving to ceiling, radiator, double glazed bow window to front aspect.

#### **BEDROOM TWO**

12' x 11'9 (3.66m x 3.58m)

Coving to ceiling, double glazed window to rear aspect with views down the garden.

#### **BEDROOM THREE**

8'3 x 7' (2.51m x 2.13m)

Coving to ceiling, radiator, double glazed window to front aspect.

#### **BATHROOM**

Modern suite with a P shaped panelled bath, chrome mixer tap and shower attachment, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, dual flush low level wc, coving to ceiling, part tiled walls, laminate flooring, ladder style heated towel rail, double glazed pattern glass windows to both side and rear elevations.

#### **GARAGE**

19'3 x 8'8 (5.87m x 2.64m)

Power and light, up and over door, window to rear aspect, access to a mechanical gate.

#### **OUTSIDE - FRONT AND SIDE**

The driveway extends down the side elevation and provides off road parking for multiple vehicles in tandem, outside water tap, front garden being laid to lawn, walled boundary to front, steps up to the front door.

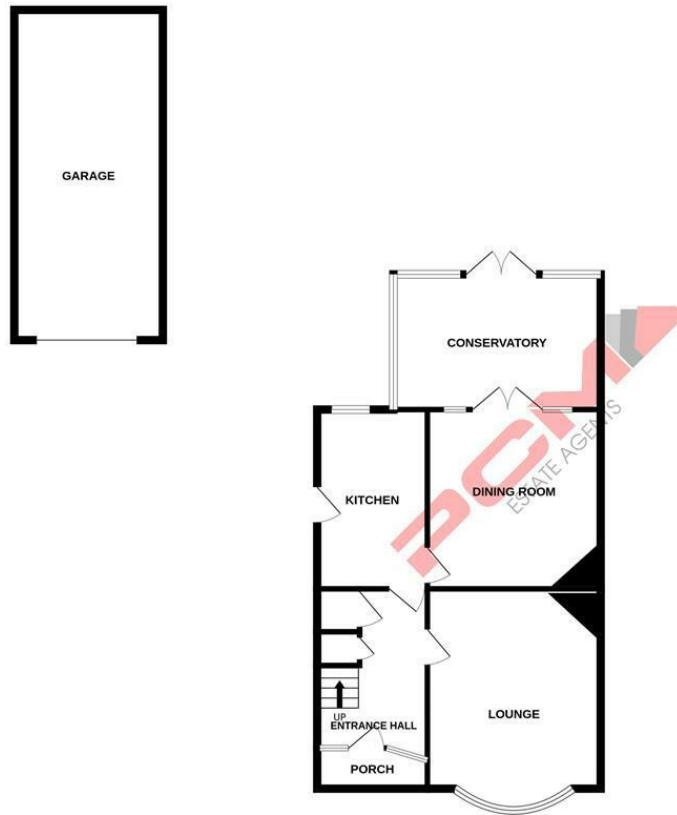
#### **REAR GARDEN**

Expansive and family friendly with a decked patio abutting the property, few steps up onto a path leading to the main section of garden which is laid to lawn. There is an additional decked patio set beneath the wooden pergola and an additional workshop/shed and access to the pit with the garage. There is a raised pond and a pathway meandering through the garden, fenced boundaries, planted borders with mature flowering shrubs and plants, additional seating and barbequing areas, wooden shed and raised beds. The garden is in need of some cultivation.

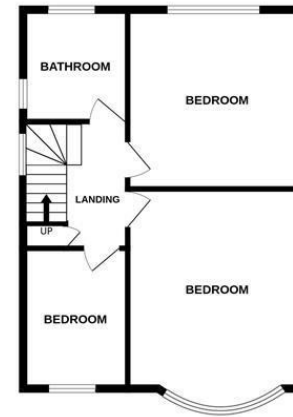
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.