





**£200,000**

Offered to the market with no upper chain this three bedroom semi detached coach house has many benefits including dining/living room, kitchen, family bathroom with separate WC, front garden and allocated parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Double glazed window to front aspect. Door to storage cupboard, stairs rising to first floor.

## **LANDING**

Doors to storage cupboard, bedrooms one, two and three, separate w.c. and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Storage cupboard, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Storage cupboard, radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **SEPARATE W.C.**

Frosted double glazed window to rear aspect. Low level w.c., vanity wash hand basin, splash back tiling.

## **BATHROOM**

Frosted double glazed window to rear aspect. Part tiled walls, vanity wash hand basin, panelled bath with mixer tap and shower attachment over.

## **LANDING**

Double glazed window to front aspect. Door to lounge/dining room.

## **LOUNGE/DINING ROOM**

Double glazed windows to front and rear aspects. Radiator, door to kitchen.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of floor and wall mounted units with roll edge work surface over, splash back tiling, storage cupboard, single drainer sink with mixer tap over, space for fridge/freezer, cooker, plumbing for washing machine.

## **OUTSIDE**

## **FRONT GARDEN**

Pathway to front door.

## **PARKING**

Allocated parking for one car.

GROUND FLOOR  
112 sq.ft. (10.4 sq.m.) approx.

1ST FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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.

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