

A very well presented two double bedroom property benefitting from spacious first floor bathroom, lounge, separate sitting room, extended kitchen/diner, delightful enclosed rear garden, double garage with light and power, situated in a popular location close to shops and schools.

**The Accommodation Comprises:**

**Entrance Hall**

Obscured double glazed window and door to front elevation, stairs to First Floor, under-stairs storage cupboard housing utility meters.

**Lounge 13' 4" x 9' 10" (4.06m x 2.99m)**

UPVC double glazed bay window to front elevation, feature fireplace, radiator.

**Sitting/Dining Room 14' 5" x 17' 3" (4.39m x 5.25m) max**

UPVC double glazed window to rear elevation, feature fireplace, radiator, space for table and chairs.

**Kitchen/Breakfast Room 11' 6" x 7' 10" (3.50m x 2.39m)**

UPVC double glazed window to rear elevation, door and glass panel to side elevation, fitted with a range of base cupboards and matching eye level units, built-in extractor hood, space for oven and fridge/freezer, space and plumbing for washing machine, stainless steel sink unit with mixer tap.

**First Floor Landing**

UPVC double glazed window to front elevation.

**Bathroom**

Obscured UPVC double glazed window to rear elevation, storage cupboard housing Ideal boiler, bath with mixer tap, wash hand basin with mixer tap, shower cubicle with shower above, low level WC, laminate flooring, radiator.

**Bedroom One 11' 4" x 9' 9" (3.45m x 2.97m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Two 14' 6" x 8' 5" (4.42m x 2.56m)**

UPVC double glazed window to rear elevation, radiator.

**Outside**

The front garden is enclosed by a fence and gate, with mature shrubs and trees to borders.

The rear garden is a delightful feature of the property and is enclosed by panel fences, mainly laid to lawn with patio and path, mature shrubs and trees to borders, courtesy door to double garage with light and power.

**General Information**

Construction: Traditional

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

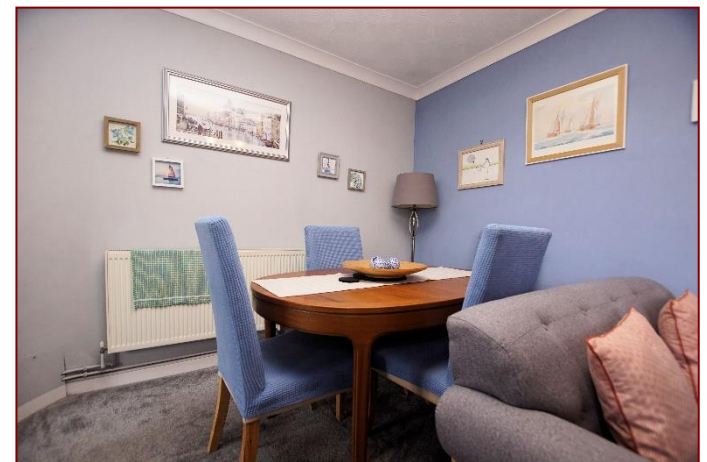
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

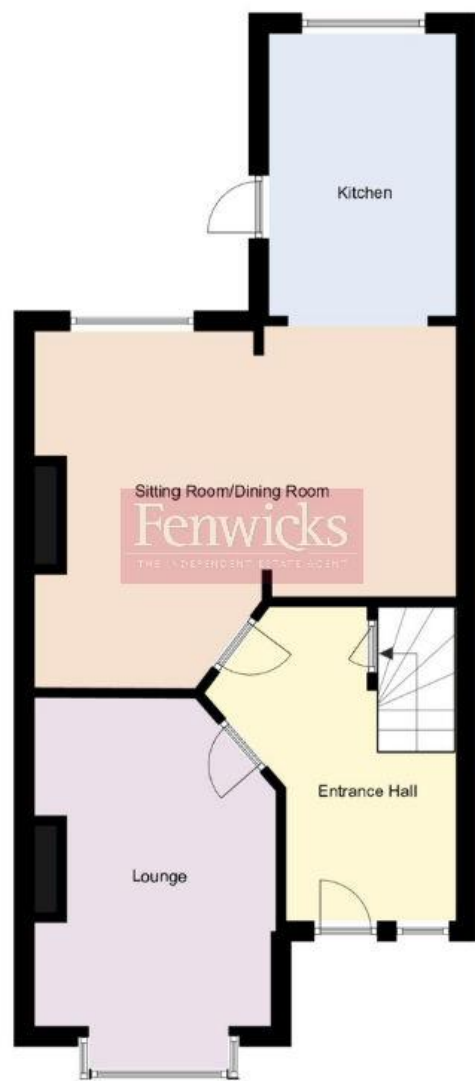
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£239,500  
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