





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

Charming character semi-detached home, retaining original features, including newel posts, picture rails and fireplace surrounds.

This home is available with no forward chain and is located in arguably the 'best postcode' for good schooling for all ages. The accommodation comprises three double bedrooms, two separate reception rooms, kitchen, two bathrooms and large south facing garden to rear.

The local area is well placed for recreational parks, high street shopping and road travel links to further afield.

ENTRANCE HALL

13' 10" x 6' 0" (4.22m x 1.83m)

LOUNGE/BEDROOM FOUR

14' 9 into bay" x 13' 10" (4.5m x 4.22m)

Double-Glazed bay windows to front.

DINING ROOM

13' 8" x 11' 4" (4.17m x 3.45m)

Double glazed window to the rear.

KITCHEN

10' 0" x 8' 6" (3.05m x 2.59m)

Modern fitted cabinets. Double-Glazed windows to the side.

OUTER LOBBY

4' 0" x 3' 7" (1.22m x 1.09m)

GROUND FLOOR WC/SHOWER ROOM

Shower Suite



BEDROOM ONE

14' 8 into bay" x 13' 9" (4.47m x 4.19m)

Double glazed window to the front.

BEDROOM TWO

12' 0" x 10' 3" (3.66m x 3.12m)

Double glazed window to the rear.

BEDROOM THREE

9' 3" x 8' 10" (2.82m x 2.69m)

Double-Glazed Windows to Rear

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

Three piece suite including WC.

OUTSIDE FRONT

Original edged brick wall. Side pathway to the front door.

OUTSIDE REAR

Approximately 80ft south facing lawned garden.

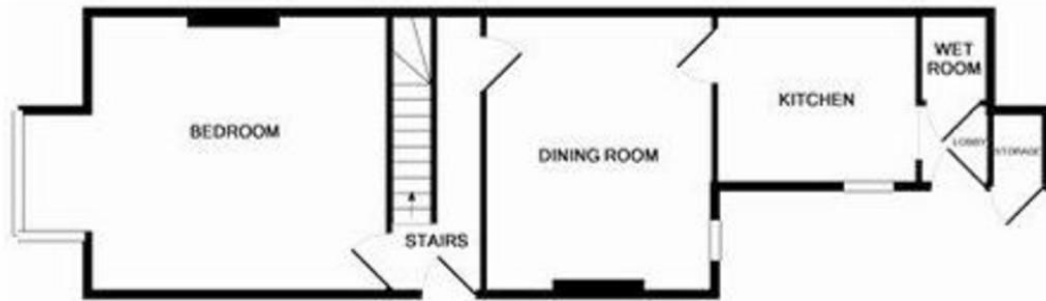
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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GROUND FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



EPC ORDERED