





SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH TWO RECEPTION ROOMS, EXTENDED KITCHEN SPACE AND LARGE GARDEN. This property is ideal for someone wishing to modernise and decorate throughout to their own taste. Although in need of some renovation this lovely house offers plenty of potential and should be viewed to be fully appreciated. The located on Kents Gardens in Moorends, briefly comprises of entrance hallway, lounge, dining room, kitchen, stairs to the first floor landing, three spacious bedrooms, shower/wet room, shared access to the driveway, front garden, side garden and large rear garden. GREAT VALUE AND AVAILABLE WITH NO CHAIN.



ENTRANCE HALL

6' 3" x 13' 4" (1.93m x 4.08m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, storage cupboard beneath the stairs, stairs to the first floor, meter cupboard and a radiator.

LOUNGE/DINER

12' 0" x 9' 5" (3.67m x 2.89m) Currently utilised as a dining room but is a versatile space with bi-folding doors to the lounge at the rear, front facing double glazed bay window and a radiator.

LOUNGE

10' 11" x 13' 10" (3.33m x 4.22m) Lovely reception space with coal effect feature electric fireplace, radiator, coving to the ceiling and rear facing double glazed French doors to the garden.

KITCHEN

6' 8" x 19' 5" (2.05m min x 5.93m) Extended kitchen space with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, space for an electric cooker, space for a tumble dryer, partially tiled walls, radiator, rear/side facing double glazed window and side facing double glazed frosted door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 6" x 6' 8" (2.30m x 2.04m) Providing access to all bedrooms/shower room, side facing double glazed window and loft access point.



BEDROOM

10' 11" x 11' 7" (3.33m x 3.54m) Lovely double bedroom with front facing double glazed window, radiator and laminate flooring.

BEDROOM

10' 11" x 11' 10" (3.33m x 3.63m) Further double bedroom with rear facing double glazed window, storage cupboard, airing cupboard and a radiator.







BEDROOM

7' 6" x 8' 8" (2.30m x 2.65m) Third bedroom at the front of the house with radiator, laminate flooring and front facing double glazed window.

WET ROOM/SHOWER

7' 6" x 7' 8" (2.29m x 2.35m) Spacious wet room with curtain rail mounted above, electric shower unit, partially tiled walls, radiator, wash hand basin, low flush WC and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

With shared access to off street parking space in front of the house and small lawned area.

REAR GARDEN

Large enclosed rear garden with fence, central lawn, concrete area and a shed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

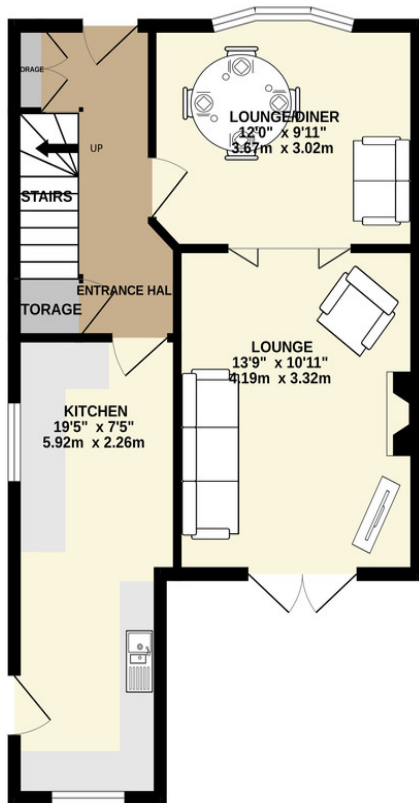
SERVICE HISTORY: NOT CHECKED SINCE PURCHASE IN 2024

SERVICES: MAINS

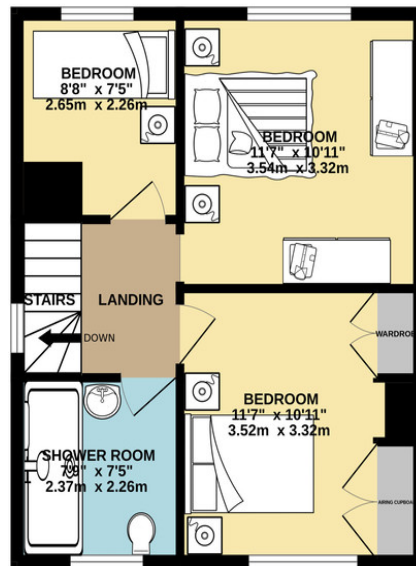
WATER METER LOCATION: KITCHEN



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		