





Property Description

Connells are pleased to bring to the market a TWO DOUBLE BEDROOM MID TERRACED family home, situated in a cul-de-sac location.

The property comprises entrance hallway, lounge, kitchen and utility area on the ground floor. On the first floor there are the two double bedrooms, bathroom and separate WC. Further benefits include upvc double glazing, gas central heating, front and rear gardens and off road parking and enjoys views of Bincombe bumps and countryside views.

Kitchen

11' 6" x 11' 7" (3.51m x 3.53m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Space for freestanding cooker. Tiled flooring

Utility Room

5' 9" x 5' 8" (1.75m x 1.73m)

Tiled flooring. Door to rear garden. Base and wall unit. Space for fridge

Accommodation

First Floor

Entrance

Door to front

Landing

Stairs from ground floor. Doors to: -

Lounge

11' 8" x 11' 7" (3.56m x 3.53m)

Double glazed window to front. Carpet flooring. Radiator

Bedroom One

14' 6" x 10' 7" (4.42m x 3.23m)

Window to front. Carpet flooring. Built in wardrobes. Wall mounted radiator



Bedroom Two

12' 11" x 8' 9" (3.94m x 2.67m)

Window to rear. Carpet flooring. Wall mounted radiator

Bathroom

Suite comprising walk in shower cubicle, vanity unit with wash hand basin. Heated towel rail.

Separate Wc

WC

Outside

Front Garden

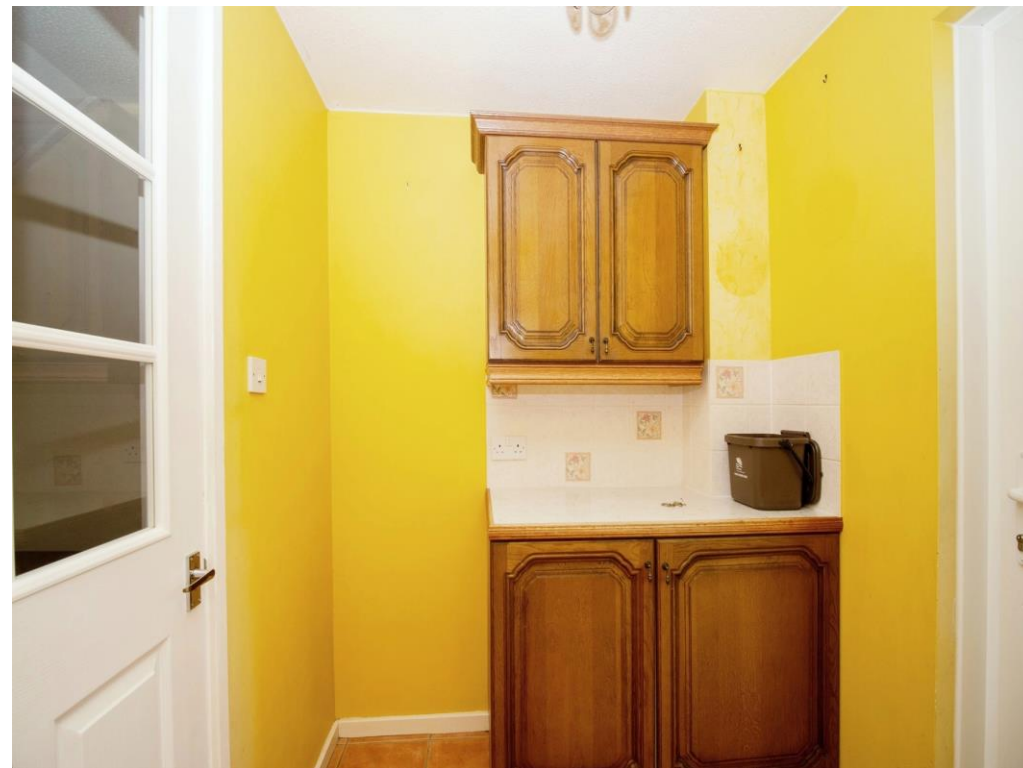
The front of the property has off road parking for two vehicles.

Rear Garden

The rear of the property offers a south facing rear garden which benefits from a patio area with steps up to a further patio area.

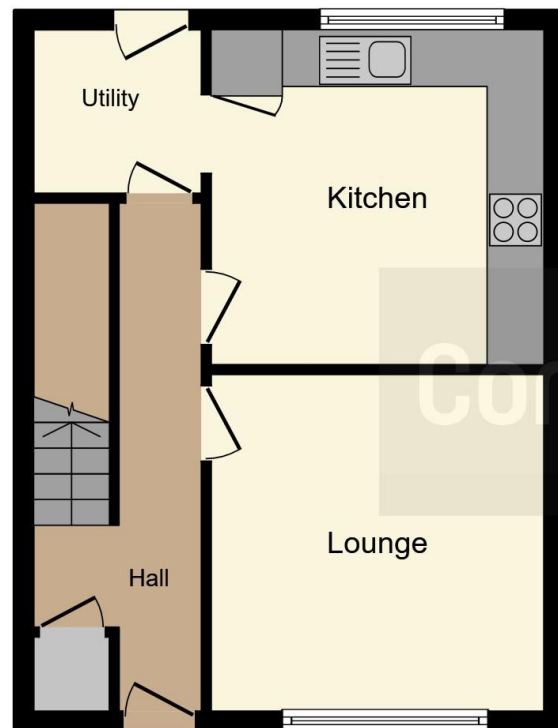
Agents Note

The seller has advised that they are staircasing the transaction to 100% Freehold in readiness for completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

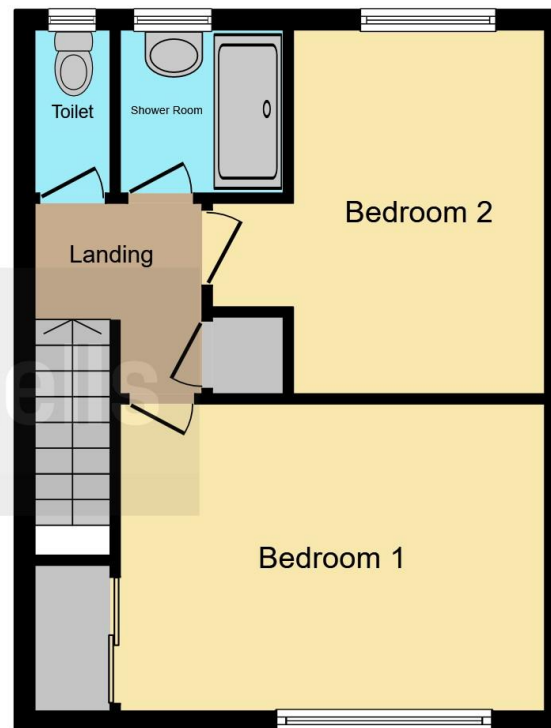








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WEY308680



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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