



**Taylors**

## ROWLEY REGIS, Powke Lane

Offers In Region Of £175,000

3 1 2

- Convenient location
- Two Reception Rooms
- Log Burner
- Three Bedrooms
- Attractive Bathroom with shower cubicle
- Gas central heating
- Double glazing
- Useful rear vestibule
- Laid out garden with work shed



A good size terrace home in convenient position. Having front panoramic views, gas central heating and PVC double glazing - Entrance Lobby, Front Living Room, Rear Lounge with LOG BURNER, rear Vestibule, Kitchen and LOVELY TILED BATHROOM with shower cubicle and separate WC. THREE UPSTAIR BEDROOMS, Attractive Rear Garden. All main services connected. Tenure Freehold. Council Tax Band A. EPC D. Broadband/ Mobilecoverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction, walls brick, part render. Roof pitched and tile, part flat felt. Long term flood risk, surface water very low, rivers very low.

### Entrance Lobby

**Front Living Room** - 3.96m x 3.61m (13'0" x 11'10") Having double glazed front bow window, log burner style gas fire

**Lobby** Cellarette off

**Rear Living Room** - 3.96m x 3.61m (13'0" x 11'10") Having tiled flooring, fireplace with LOG BURNER

**Vestibule** - 2.97m x 1.98m (9'9" x 6'6"max) With tiled flooring, PVC double glazed window and door to 'hidden garden and PVC double glazed windows and door to main garden.

**Kitchen** - 3.02m x 2.08m (9'11" x 6'10") Having belfast style sink, floor and wall cupboards

**Lovely Attractive Bathroom** - 2.95m x 2.16m (9'8"max x 7'1") Having panel bath, handbasin with cupboard beneath, SEPARATE SHOWER CUBICLE and door to Toilet. Tiled floor and tiling to walls, ladder style radiator.

**Landing** With built in cupboard

**Bedroom One** - 3.99m x 3.66m (13'1" x 12'0") Cupboard off

**Bedroom Two** - 3.63m x 2.72m (11'11" x 8'11" plus wardrobes) Having pvc double glazed window with panoramic views, range of fitted wardrobes abd cupboards

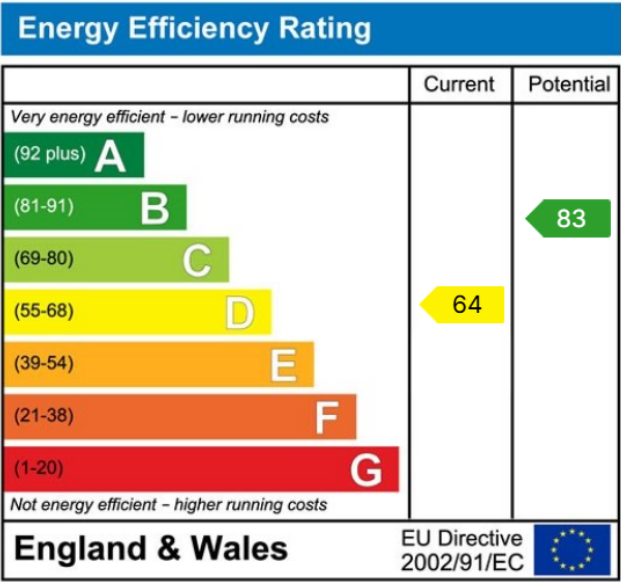
**Bedroom Three** - 3.63m x 1.65m (11'11" x 5'5") Again having panoramic views

**Rear Garden** Alternatively accessed through a shared entry





Measurements are approximate. See in person. Measurements prepared by Taylor & Francis Group Ltd.



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