









A delightful semi-detached home with a wonderful garden, occupying a superb cul-de-sac position, just off Queen Alexandra Road. The property is in need of general updating and modernisation, providing a fabulous opportunity for a new owner to put their own stamp on the accommodation. Internally the accommodation on the ground floor currently comprises of an entrance porch, hall with staircase to the first floor, two well-proportioned reception rooms both overlooking the rear garden, a kitchen and the third bedroom. To the first floor there are two generous bedrooms, bathroom and separate wc. Externally there is a driveway providing off street parking, a single garage and there are superb, mature gardens to the front and rear. Benefits of the property include gas central heating to radiators and double glazed windows. This location is ideal for access to local amenities, shopping facilities and schools as well as providing excellent road connections to surrounding areas. Available with no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed window and inner door to hall.

Hall

Radiator, delft rack and staircase to first floor.

Lounge 12'11" x 14'5" into bay



Double glazed bay window to rear overlooking the garden, radiator and fireplace.

Dining Room 12'11" into alcove x 11'10"



Double glazed window to rear overlooking the garden, radiator and freplace.

Kitchen 11'3" x 8'11"



Basic kitchen with fitted sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed door to side and double glazed window to side.

Bedroom 3/Reception Room 8'11" x 8'1"



Double glazed window to front and radiator.

First Floor Landing



Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 17'1" x 13'0"



Double glazed window to front, radiator and walk in cupboard with skylight window. Please note the walk in cupboard has restricted head height due to sloping ceiling.

Bedroom 2 12'4" x 9'4" extending to 11'5"



Double glazed window to rear, radiator and wall mounted boiler.

Bathroom



Pedestal washbasin and panel bath, radiator and double glazed window.

Separate WC



Fitted WC, radiator and double glazed window.

Outside



Attractive garden to the front with a driveway providing off street parking and access to the garage, useful side access gate and to the rear there is a delightful generous garden laid mainly to lawn with established planting.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax is Band C.

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MAIN ROOMS AND DIMENSIONS

the correctness of each of them. Independent property size verification is recommended.

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Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

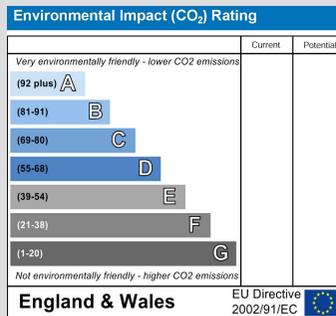
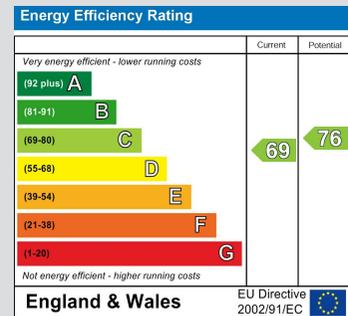
Opening Times

Monday - Friday 9.00am to 5.00pm

Saturday 9.00am to 12noon

Ombudsman

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Ground Floor



First Floor

Approximate total area⁽¹⁾

101.3 m²

1091 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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