



Pilton Vale

Guide Price £250,000 - £260,000

- Guide Price £250,000 to £260,000
- Highly sought after location
- Well-proportioned living space
- Single garage
- Three bedrooms & First floor bathroom
- Lovely open kitchen/dining space
- EPC Rating: Awaited



3 1 2

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

We are delighted to offer for sale this well-presented three-bedroom semi-detached home, benefiting from a single-storey extension and offering generously proportioned living accommodation throughout.

Ideally located within easy reach of local amenities in Malpas and convenient road links via Junction 26 of the M4 motorway, the property is perfectly suited to families and commuters alike.

The ground floor accommodation comprises an entrance porch leading to a welcoming hallway, a comfortable lounge, and a spacious kitchen/dining room which opens via an archway into a versatile family room. Additional features include a rear hallway/utility area and a convenient cloakroom.

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom fitted with a contemporary white suite.

Externally, the front of the property offers a lawned garden with a pathway leading to the entrance, along with side access to the rear. The rear garden is tiered and landscaped, providing an attractive outdoor space, and also benefits from a single garage.

Early viewing is highly recommended to fully appreciate the space and location this lovely home has to offer.





Accommodation

Lounge

Kitchen/Dining Room

Wc

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Total floor area 96.2 sq.m. (1,035 sq.ft.) approx

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

Pinkmove

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

