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CHAIN FREE / 3 BEDROOM SEMI DETACHED HOUSE / POPULAR RESIDENTIAL ROADWAY WITHIN CANTLEY / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / WELL PROPORTIONED ROOMS / ATTRACTIVE GARDENS / PRICED TO SELL //

Early viewings are recommended on this realistically priced 3 bedroom semi detached house which will require some TLC, but creates a fantastic opportunity for someone looking to create their own space. It has a gas central heating system, pvc double glazing and comprises: Entrance hall, spacious lounge, dining kitchen, first floor landing, 3 good sized bedrooms and a shower room (formerly a bathroom). Outside are attractive gardens, a shared side driveway leading into the rear garden. Great location with good access to the local well regarded schools, shops and amenities plus access to Lakeside retail and leisure complex. DON'T MISS IT !

Asking Price £160,000

ACCOMMODATION
A PVC double glazed entrance door with matching side screens gives access into the property's entrance hall.

ENTRANCE HALL
This has a staircase to the first floor accommodation, a central heating radiator, ceiling light and a door into a good sized lounge.

LOUNGE
large dual aspect room with two PVC double glazed windows to the front and rear elevations, a feature fireplace with a gas fire inset, two central heating radiators, coving and two ceiling lights. A door to the far end gives access into an open plan dining kitchen.

DINING AREA
The dining area has a PVC double glazed window with an outlook into the rear garden, a PVC double glazed exterior door which gives access into the garden, laminate flooring, two built-in cupboards, coving and a central ceiling light. A broad opening from here continues into the kitchen.

KITCHEN
Fitted with a range of high and low level units finished with an oak coloured cabinet doors with a contrasting work surface over and a tiled splashback. There is a four ring gas hob with an extractor hood above and an integrated oven. Concealed behind one of the cabinets is a gas fired combination type boiler which supplies domestic water and central heating systems. PVC double glazed window, tiled flooring, ceiling light and a deep built-in pantry style cupboard with power laid on and ample space for a fridge freezer.

FIRST FLOOR LANDING
There is a built-in cupboard with shelving, ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1
A good size double bedroom. It has a PVC double glazed window to the front, a central heating radiator, coving, ceiling light and built-in cupboards providing storage.

BEDROOM 2
A good sized second double bedroom. It has a PVC double glazed window with an outlook into the rear garden, a central heating radiator, ceiling light and an access point into the loft space.

BEDROOM 3
A comfortable third bedroom as evidenced by the room measurements. There is a PVC double glazed window to the front, central heating radiator, ceiling light and a built-in cupboard.

SHOWER ROOM
The bathroom has been reconfigured to create a more modern accessible shower room. It has a shower enclosure with mains plumbed thermostatic shower, wash basin set into a vanity unit and a low flush WC. There is a central heating radiator, ceiling light, PVC double glazed window and vinyl flooring.

OUTSIDE
To the front of the property there is a good sized lawn with decorative flower beds and borders stocked with variety of shrubs and plants. A shared drive arrangement gives access along the side of the property to the rear where there is an old corrugated style garage and shed alongside.

REAR GARDEN
The garden itself is enclosed with concrete post and timber fencing, mainly lawned, patio and sitting area which extends across the rear elevation.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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