TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£250,000









33 Towers Road, Stone Cross, BN24 5GZ

Situated within a modern residential development in the popular Stone Cross area, this exceptionally well presented two bedroom semi detached house offers stylish and comfortable accommodation, ideal for a variety of purchasers. The property boasts a well appointed fitted kitchen with integrated appliances, a convenient ground floor cloakroom and a spacious lounge with direct access to the rear garden, providing an ideal space for relaxation and entertaining. The first floor offers two generously proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room/WC, complemented by a modern family bathroom. Further benefits include gas central heating, double glazing and two tandem parking spaces.

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Main Features

- Exceptionally Well Presented Two Bedroom Semi-Detached House
- Situated Within A Modern Residential Development In Highly Sought After Stone Cross
- Stylish & Contemporary Accommodation Throughout
- Spacious Lounge With Direct Access To Rear Garden
- Modern Fitted Kitchen With Integrated Appliances
- Convenient Ground Floor Cloakroom/WC
- Principal Bedroom With En-Suite Shower Room/WC
- Modern Family Bathroom/WC
- Gas Central Heating & Double Glazing
- Two Tandem Parking Spaces

Entrance
Front door to -

Hallway
Radiator. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Fitted Kitchen
9'7 x 5'10 (2.92m x 1.78m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven under with stainless steel splashback. Extractor cooker hood. Plumbing & space for washing machine and dishwasher. Space for fridge/freezer. Double glazed window.

Lounge/Dining Room
15'2 x 13'0 (4.62m x 3.96m)
Cupboard. Double glazed windows and French doors to rear garden.

Stairs from Ground to First Floor Landing:
Radiator. Loft access (not inspected).

Bedroom 1
9'11 x 9'5 (3.02m x 2.87m)
Radiator. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap.

Bedroom 2
12'8 x 8'2 (3.86m x 2.49m)
Radiator. 2 double glazed windows.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap. Heated towel rail.

Outside
Rear Garden : Fenced and laid to lawn & block paving. Shed.

Front Garden: Hedge boundary with block paving and driveway.

Parking
Tandem driveway.

EPC = B

Council Tax Band = C

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.