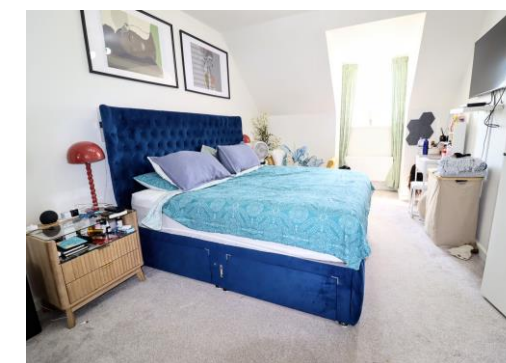






£425,000

This three-bedroom town house is offered to the market and benefits from a Lounge with access to the kitchen/diner with integrated appliances opening out to the rear garden with a sunshade and the main bedroom with en-suite, further two bedrooms and a family bathroom, with allocated parking at the rear. Viewing is highly recommended.

Property Description

ENTRANCE

UPVC door to hall.

ENTRANCE HALL

Door to lounge, stairs to first floor.

CLOAKROOM

Radiator, floating sink, low level w.c, splashback tiling.

LOUNGE

Double glazed window to front aspect. Door to storage cupboard, door to kitchen, radiator.

KITCHEN

Double glazed window to rear aspect. Integrated oven and hob with extractor fan over, stainless steel sink, integrated fridge freezer and dishwasher, two radiators, splashback tiling, door to garden.

LANDING

Double glazed window to front aspect. Doors to bedrooms two - three, door to storage cupboard, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to side aspect. Tiled floor, partially tiled walls, low level w.c, floating sink, bath with shower attachment over.

SECOND FLOOR LANDING

Door to bedroom one.

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Skylight window. Floating sink, tiled splashback, walk-in shower, low level w.c.

OUTSIDE

REAR GARDEN

Enclosed by timber fence panelling, artificial grass, side gate, patio area, steps to summer house, timber shed, water tap.

FRONT GARDEN

Pathway leading to front door, lawn with gravel border, enclosed by metal fencing.

PARKING

Two allocated spaces.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	84 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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