



- A three bedroom semi-detached property which requires general refurbishment
- Entrance lobby, handy cloakroom, gas central heating
- Good size lounge opening into the kitchen dining room
- Utility conservatory attached to the rear of the building
- Three bedrooms and family bathroom with shower over bath
- Private drive parking, fully enclosed sunny garden, block built shed



'A three bedroom semi detached home requiring renovation but being offered for sale with no chain!'

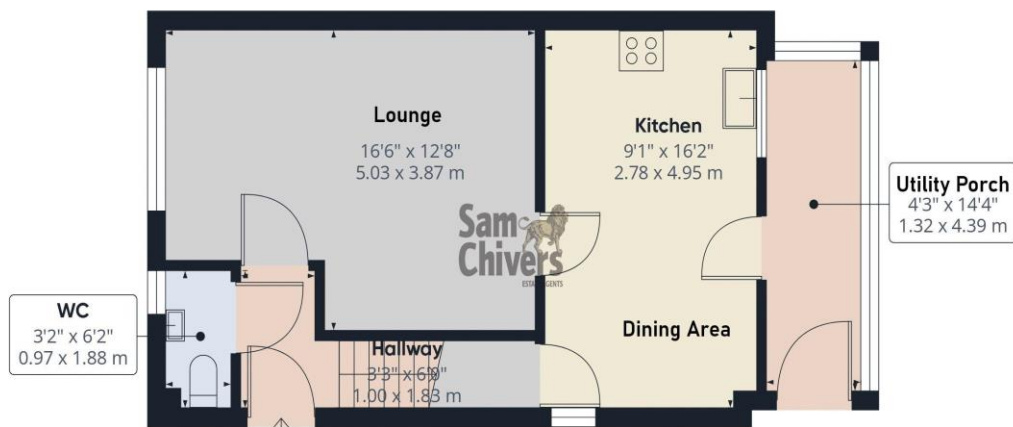
This three-bedroom semi-detached home offers an opportunity to a buyer to put their own stamp on a generous size home which is also has the bonus of being sold with no onward chain. The property has an entrance hall with stairs to the first floor and a handy ground floor wc. Nice size lounge which leads into a kitchen/breakfast room across the rear and a rear lobby providing access to the garden. On the first floor there are three bedrooms and a bathroom. The property has GCH and is double glazing but does requiring renovation internally.

Externally the property is set on a corner plot and has allocated parking for two vehicles and a handful of steps leading down to the front door. At the rear the garden requires some landscaping but has sections of lawn and patio, block built shed and side access.

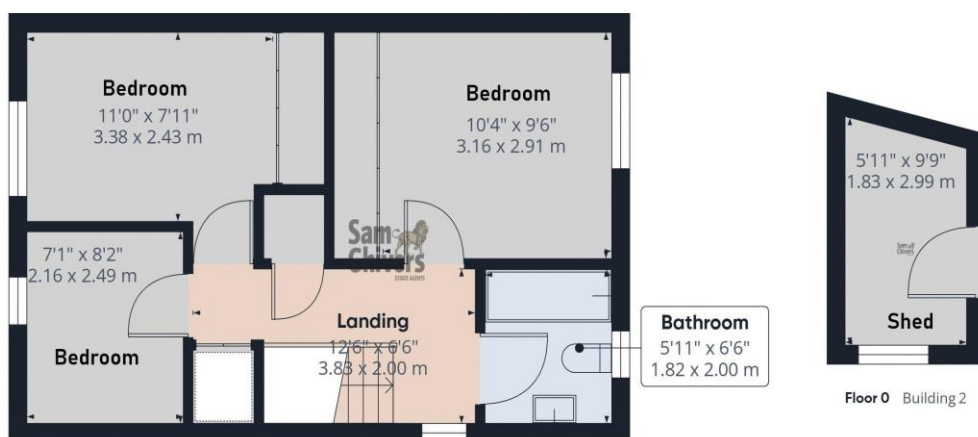
Agents Note: The services at the property are currently disconnected while the property is vacant and will be the responsibility of the new owner to reconnect upon completion. Tamblyn Close is a residential cul-de-sac, with this particular property occupying a corner plot on the development. The area itself has access to local schools and amenities in the town and for those needing to commute the nearby cities are within daily driving distance.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m
920 ft²
85.4 m²

(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.