

Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN this well presented, end of terrace property situated in the popular area of Queens park near to shops, schools, parks and train station.

Accommodation includes entrance hall, lounge area, dining room, kitchen and WC. To the first floor are three double bedrooms and a shower room. Outside is a rear garden with side access. (B/87m2/M)

**Key Features:**

- NO UPPER CHAIN
- WELL PRESENTED END OF TERRACE
- LOUNGE DINER
- MODERN KITCHEN
- DOWNSTAIRS WC
- THREE DOUBLE BEDROOMS
- SHOWER ROOM UPSTAIRS
- WEST FACING REAR GARDEN WITH SIDE ACCESS
- DOUBLE GLAZING & GAS RADIATOR HEATING
- COUNCIL TAX BAND B
- EPC RATED D

Ian Jackson  
01604 631403  
07799 777968  
ian@goodchoiceproperty.co.uk  
www.goodchoiceproperty.co.uk  
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



**Entrance Hall**

Entered via a composite front door, carpet, radiator, consumer unit, stairs to the first floor and door to the lounge diner.

**Dining Room** 3.61m x 3.41m (11'10 x 11'2)

Carpet, radiator, double glazed window to the rear, door to the kitchen and opening to the lounge area.

**Lounge Area** 3.04m x 3.34m (10' x 10'11)

Carpet, meter cupboard, double glazed window to the front, TV point and radiator.



**Kitchen** 4.09m x 2.55m (13'5 x 8'4)

Vinyl flooring, base and wall units, stainless steel sink and drainer, worktops, tiling to water sensitive areas, electric oven, hob, extractor and splash back. Space for a fridge freezer and washing machine, double glazed window and door to the side, cupboard and door to the WC.

**WC** 0.97m x 2.5m (3'2 x 8'2)

Vinyl flooring, WC, mounted hand basin, radiator and double glazed windows to the side and rear.



**First Floor Landing**

Carpet, cupboard (with loft access) and doors to:

**Shower Room** 2.08m x 1.66m (5'5)

Vinyl flooring, WC, mounted wash basin with storage under, shower cubicle, radiator, two double glazed windows to the side and extractor.

**Bedroom 1** 3.04m x 4.34m (10' x 14'3)

Carpet, double glazed window to the front and radiator.

**Bedroom 2** 3.66m x 2.52m (12' x 8'3)

Carpet, fitted wardrobe, double glazed window to the rear and radiator.

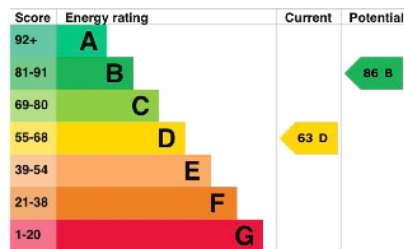
**Bedroom 3** 3.01m x 2.52m (9'11 x 8'3)

Carpet, double glazed window to the rear and radiator.



**Rear Garden**

West facing, wall and fence enclosed, mainly laid to lawn with shrubs, patio seating area, outside tap and gated side access.



The graph shows this property's current and potential energy rating.

Ian Jackson  
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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.