



This well-presented property is nicely tucked away in a cul-de-sac off Rawsons Lane, one of our most popular residential areas and perfectly located just around the corner from the Witham Way nature reserve.

This modern two bedroom semi-detached home has been thoroughly updated, benefitting from light neutral décor throughout and including a stylish bathroom and kitchen - with the kitchen featuring a full suite of integral appliances.

Outside, the generous driveway can accommodate several vehicles and the fully enclosed garden is much larger than most in the area, due to being on a corner plot. Its made for summer barbecues, entertaining friends and ideal for viewers with pets or children to consider.

- Two Bedroom Semi-Detached Home
- Corner Plot With Extensive Garden
- Well-Presented & Updated Throughout
- Modern Bathroom & Well-Appointed Kitchen
- uPVC Double Glazing. Gas Central Heating
- Cul-de-Sac Location
- Ample Parking
- Tenure: Freehold.
- EPC Rating - 68 "D"
- Council Tax Band 'A'







The entrance has the benefit of a canopy porch and uPVC door into the:

Lounge 4.47m x 3.33m (14'8" x 10'11")

With uPVC bay window to the front, radiator, staircase rising to the first floor accommodation and door through to the kitchen.

Breakfast Kitchen 3.36m x 2.46m (11' x 8'1")

The spacious kitchen has both a door and a uPVC window overlooking the garden and comprises a range of work surfaces with contemporary drawer and cupboard units at both base and eye level. Inset sink/drainers with two lever mixer tap. Integral appliances include a fitted microwave, electric oven and hob with extractor fan over, fridge, freezer and fitted washing machine.

First Floor Landing

With loft access, boiler cupboard housing the Veissmann gas-fired central heating boiler. Doors are arranged off to:

Bedroom One 3.33m x 2.56m (10'11" x 8'5")

Bedroom one is a generous double bedroom with two windows to the front aspect and a radiator.

Bedroom Two 2.50m x 1.88m (8'2" x 6'2")

Having window to the rear aspect overlooking the garden and a radiator.

Bathroom

The bathroom comprises a lovely white three-piece suite of panel bath with Mira shower over, vanity basin with mixer tap, splashback tiling and cupboard beneath and a low profile WC. Heated towel rail.

Outside

The front of the property is of an open-plan gravel design with the neighbouring property, with the gravel driveway to the right of the property.

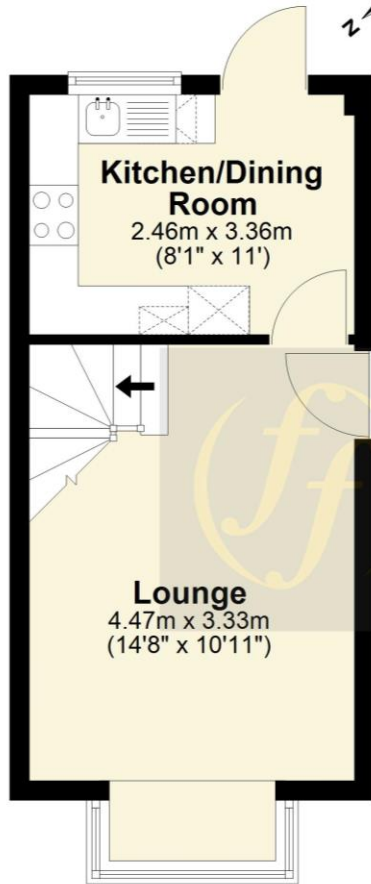
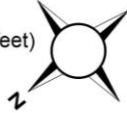
The rear of the property has been enclosed by panel fencing and has the benefit of the rear boundary being sheltered and screened by neighbouring mature trees. The garden has been principally laid to lawn with an attractive raised border to one side and has outside tap, cold water tap and outdoor electric sockets.





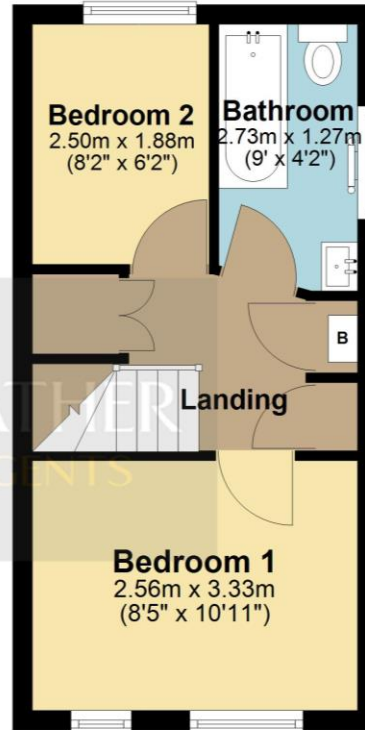
Ground Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



First Floor

Approx. 23.7 sq. metres (254.6 sq. feet)



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Total area: approx. 47.8 sq. metres (514.9 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

