





£315,000

Situated in the Rivers Estate is this three-bedroom terrace family home. The property comprises a lounge, kitchen/diner, family room, three bedrooms on the first floor along with a bathroom and separate toilet. Externally the property provides a rear garden with a workshop and brick out buildings further benefits of off-road parking to the front.

Property Description

ENTRANCE

UPVC door to hall.

ENTRANCE HALL

Stairs rising to first floor. Doors to kitchen/diner and lounge.

LOUNGE

Double glazed window to front aspect. Radiator, gas feature fireplace.

FAMILY ROOM

Double glazed window to side and rear aspect. Double glazed door to garden.

KITCHEN/DINER

Double glazed window to rear aspect and double glazed door to garden. Door to family room, radiator, wall and base units with rolled top worktops, stainless steel sink with mixer tap, space for washing machine and cooker, space for fridge freezer, tiled splashback, two single internal windows.

LANDING

Doors to bedroom one to three, door to w.c and bathroom. Airing cupboard, loft access.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator, fitted wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, storage cupboard and boiler.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

W.C

Frosted double glazed window to rear aspect. High level w.c.

BATHROOM

Frosted double glazed window to rear aspect. Radiator, base and vanity unit, bath and shower attachment over.

OUTSIDE

PARKING

Off road parking for 2 cars.

FRONT GARDEN

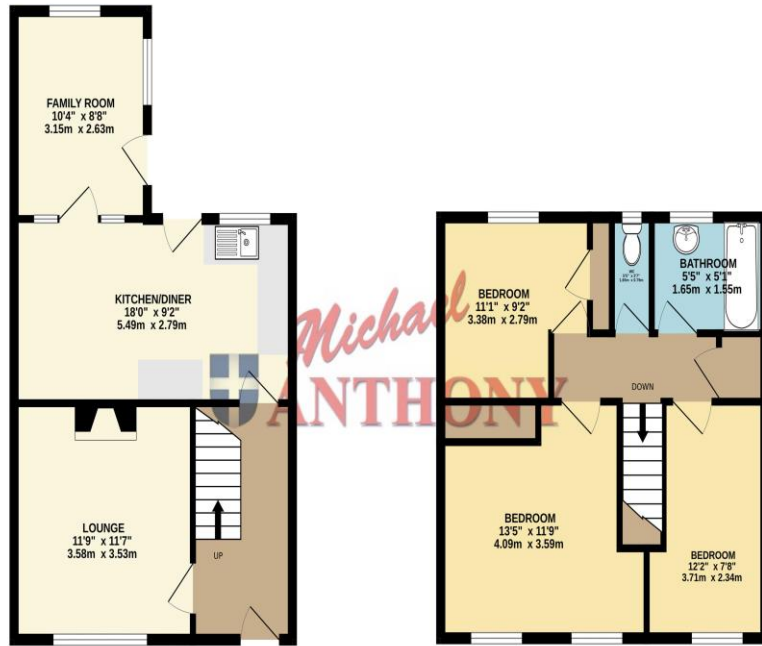
Mainly laid to lawn.

REAR GARDEN

Mainly laid to lawn, flower bed, two outbuildings, greenhouse and workshop to remain.

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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		
81-91	B		
69-80	C		74 C
55-68	D	63 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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