





**Offers in the Region
Of £350,000**

Located on the Poets estate off Buckingham Road is this three bedroom semi detached home. The property offers a lounge/ diner, kitchen and a shower room. Further benefits include off-road parking and a garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Two double glazed frosted windows to front aspect. Doors to kitchen and lounge, radiator, stairs rising to first floor.

LOUNGE

Double glazed bay window to front aspect. Multi-fuel burner, open to dining room.

DINING AREA

Double glazed sliding patio door to conservatory. Door to kitchen, open to lounge, radiator.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to garden, oil radiator.

KITCHEN

Double glazed window to side aspect, double glazed door to garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, space for: washing machine, dishwasher, cooker with extractor fan over, and under counter fridge.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, loft access.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, door to storage.

BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail, shower cubicle, low level WC, part tiled walls, wash hand basin in vanity unit.

OUTSIDE

GARAGE

Garage with up and over door, power and lighting, double glazed window to rear aspect.

FRONT GARDEN

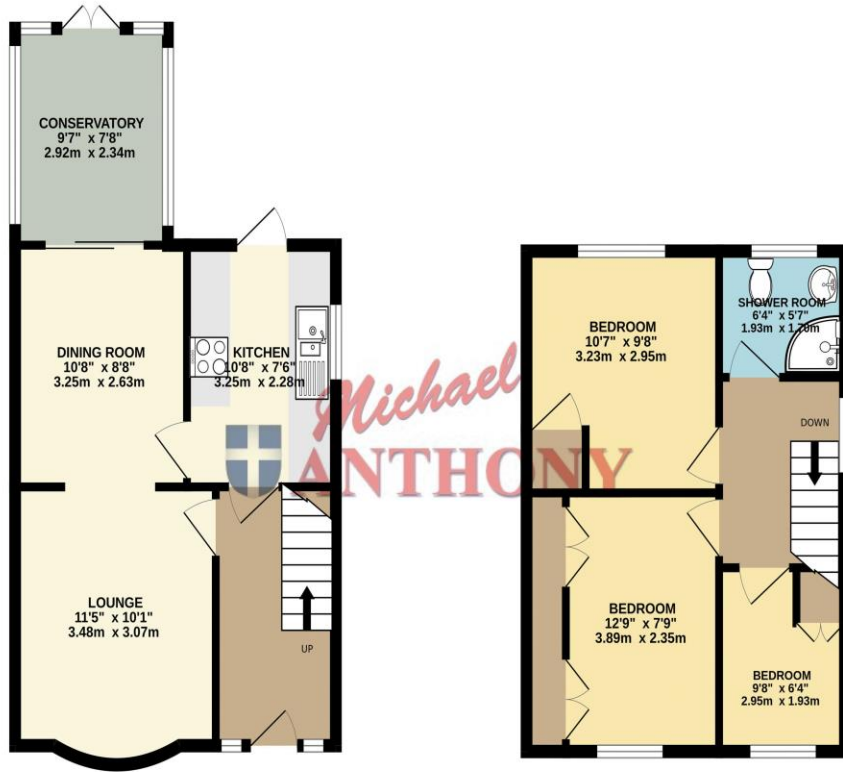
Mainly laid to block paving with lawn area.

REAR GARDEN

Mainly laid to lawn with block paved patio area, shed, outside power sockets, enclosed by shrub borders and wooden fence panelling.

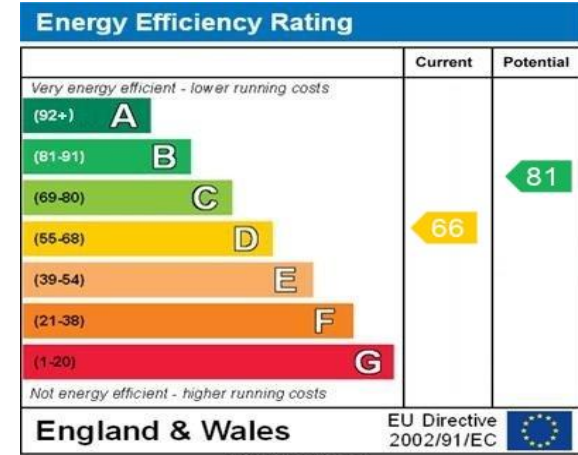
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 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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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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