





**Offers in Excess of
£370,000**

Offered in superb condition throughout and located in a cul de sac location within the sought after Woodhall Farm development. Boasting a recently refitted kitchen, recently replaced gas boiler and newly installed internal and external doors. Other features include three generous bedrooms, larger than average fully enclosed rear gardens and a garage in a block close by. All located within walking distance to local shops and sought after schooling for all ages.

Property Description

Entrance

Recently replaced composite front door opens to entrance hall. Wall mounted recently replaced Worcester Bosch combination boiler.

Lounge/Diner

Double glazed window to the front, stairs to the first floor, understairs storage cupboard, two radiators, TV point.

Dining Area

Double glazed patio doors to the rear garden, radiator.

Kitchen

A recently refitted kitchen boasting a range of base and eye level storage units, work surface areas with an inset single drainer sink unit with mixer tap set below a double glazed window to the rear garden, four ring electric hob with extractor hood over, built in Bosch oven, plumbing and space for washing machine and dishwasher, tiled surrounds.

Landing

Stairs to the first floor.

Bedroom One

Double glazed window to the front, radiator, access via pull down ladder to the loft.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator, built in storage cupboard.

Bathroom

A refitted three piece suite comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround with cupboards below, bath with mixer tap and Mira power shower over, double glazed window to the rear, tiled surrounds and flooring, heated towel rail.

Outside

Garage

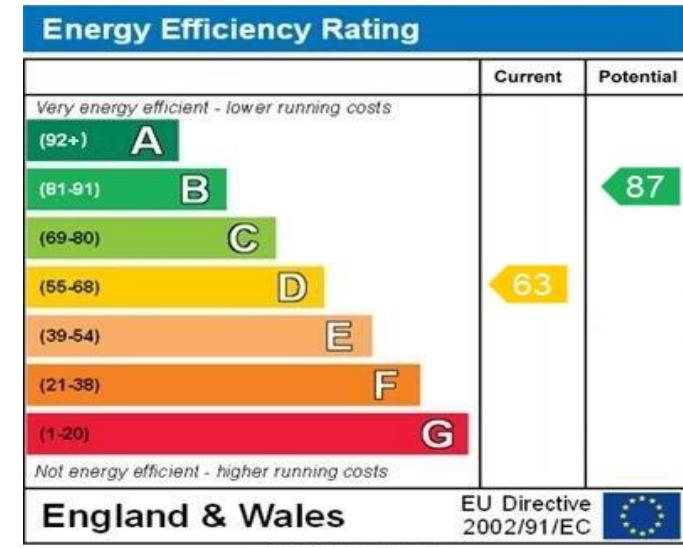
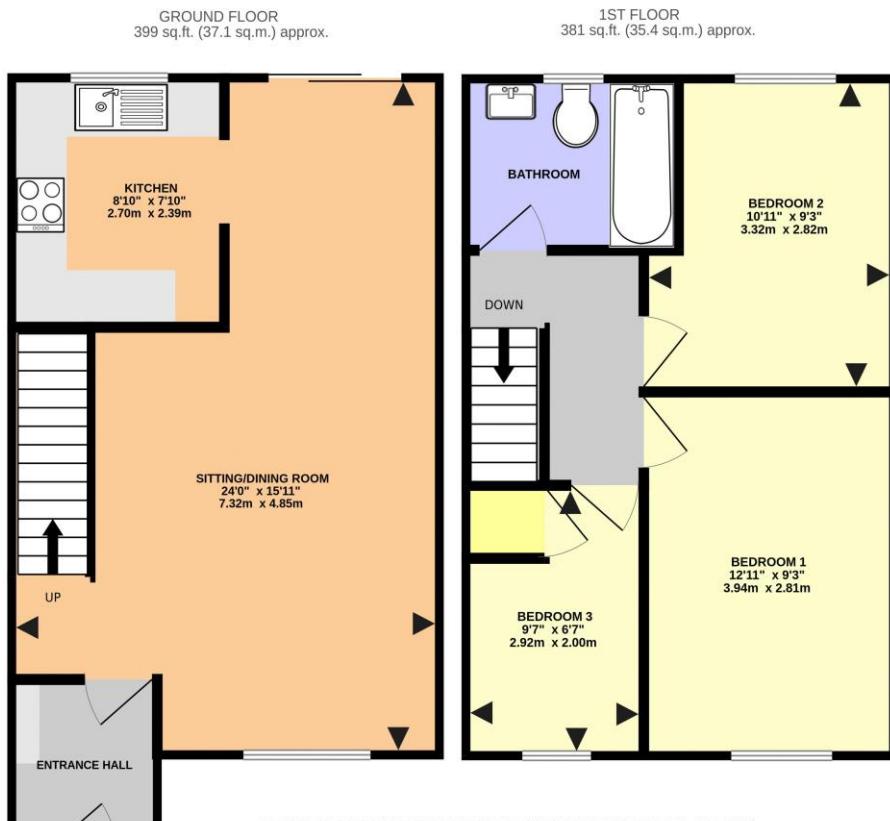
In a block close by.

Front Garden

An open plan front garden with a path to front door.

Rear Garden

A larger than average fully enclosed rear garden, being fully enclosed with recently replaced panel fencing, newly laid patio areas, laid mainly to lawn, outside cold water tap, gated rear access.



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.