



ESTATE AGENTS

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**Offers In Excess Of £250,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE END OF TERRACED THREE BEDROOM FAMILY HOME, with GARAGE, offering modern comforts including gas central heating and double glazing.

Offering well-proportioned accommodation arranged over two floors and comprising an entrance hall, DOWNSTAIRS SHOWER ROOM/ WC, large LOUNGE-DINING ROOM extending to a KITCHEN-BREAKFAST ROOM providing access out onto the garden. Upstairs, there are THREE GOOD SIZED BEDROOMS and a family bathroom.

The REAR GARDEN is arranged over three tiers and has a good sized area of lawn providing an excellent space for outdoor entertaining or dining in the summer months, with a personal access gate providing ease of access to a GARAGE located in a block. There is also an area of front garden.

Conveniently positioned within easy reach of popular schools and nearby amenities. Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **ENTRANCE HALL**

Radiator, stairs rising to the first floor, doors opening to:

#### **DOWNSTAIRS WC/ SHOWER ROOM**

Macerated wc, separate shower cubicle with electric shower, sink with mixer tap, extractor fan, radiator.

#### **LOUNGE**

19'9 x 12'6 max (6.02m x 3.81m max )

Electric feature fireplace, wall mounted thermostat, under stairs storage cupboard, radiator, television point, double glazed window to front aspect with door opening into:

#### **KITCHEN-BREAKFAST ROOM**

15'7 x 7'8 (4.75m x 2.34m)

Fitted with a range of eye and base level units, stainless steel sink with mixer

tap, space and plumbing for washing machine, space for cooker with extractor above, space for tall fridge freeze, integrated larder cupboard housing electric meter and electric consumer unit, cupboard housing boiler, ample space for table and chairs, radiators, double glazed windows to rear aspect providing views onto the garden, double glazed UPVC style door opening onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch, doors opening to:

#### **BEDROOM**

14'4 x 9'4 (4.37m x 2.84m)

Built in wardrobe with hanging space and storage above, radiator, double glazed window to front aspect.

#### **BEDROOM**

13'3 x 9'4 (4.04m x 2.84m)

Cupboard housing the hot water cylinder with linen space above, radiator, double glazed window to rear aspect having views over the garden.

#### **BEDROOM**

10'9 x 6' (3.28m x 1.83m)

Built in wardrobe with ample hanging space and storage above, radiator, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, part tiled walls, dual flush wc, sink with mixer tap, radiator, frosted double glazed window to rear aspect.

#### **GARAGE**

Up and over door. Located in a block nearby.

#### **OUTSIDE - FRONT**

Steps rising to an area of lawn, range of trees and shrubs, side area of lawn with potential planting space.

#### **REAR GARDEN**

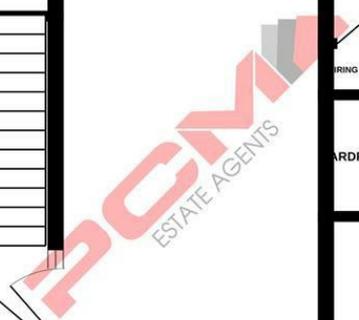
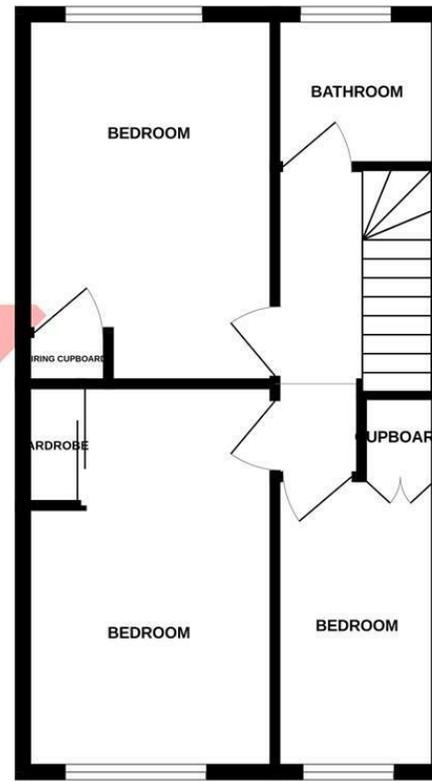
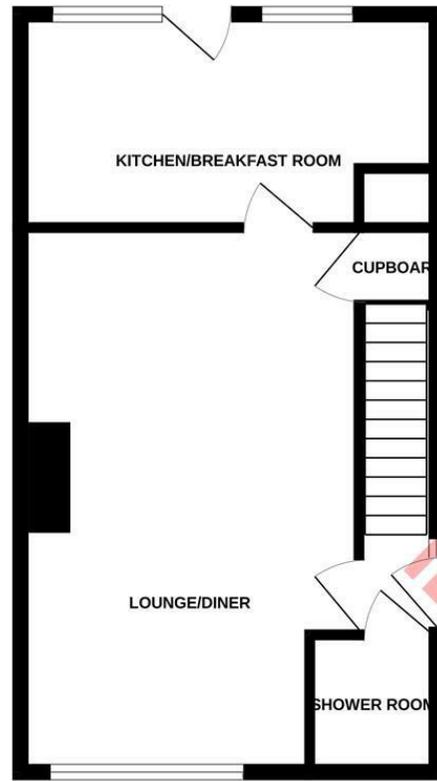
Tiered with a small area of patio, two tiers with a range of mature bushes, ample space for growing fruits and vegetables, further steps rising to an area of lawn with fenced boundaries and mature trees, private access gate to the garage in a block.

Council Tax Band: C



GROUND FLOOR

1ST FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	