



Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN, this well presented, detached property, situated in the popular area of Little Billing near to schools, shops, parks and major road links.

Accommodation includes entrance hall, living room and kitchen dining room. To the first floor are three bedrooms and a bathroom. Outside are front and rear gardens with a driveway leading to a garage. Other benefits include double glazing and gas central heating. (B/70m2/M)

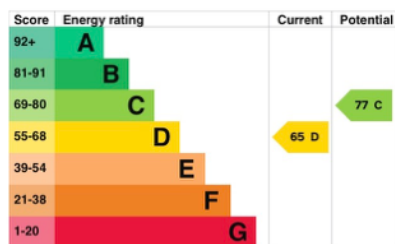
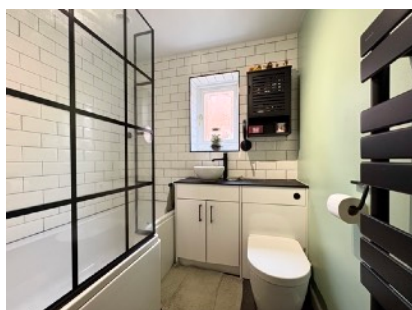
Key Features:

- NO UPPER CHAIN
- DETACHED PROPERTY
- THREE BEDROOMS
- MODERN BATHROOM
- KITCHEN DINING ROOM
- FRONT AND REAR GARDENS
- DRIVEWAY FOR TWO CARS
- GARAGE
- NEAR TO SCHOOLS, SHOPS, PARKS & MAJOR ROAD LINKS
- COUNCIL TAX BAND C

Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



The graph shows this property's current and potential energy rating.

Entrance Hall

Entered via a double glazed front door, tiled flooring, radiator, shoe/coat storage, door to the living room and stairs to the first floor.

Living Room

4.44m x 3.33m max (14'7 x 10'11)

Wood laminate flooring, radiator, double glazed window to the front and opening to the kitchen diner.

Kitchen Diner

3.18m x 4.31m (10'5 x 14'2)

Wood laminate flooring, base and wall units, worktops, stainless steel sink and drainer, electric oven, gas hob, extractor, tiling to water sensitive areas, space for a washing machine and fridge freezer, walk in cupboard, double glazed window and sliding doors to the rear and radiator x2.

First Floor Landing

Carpet, double glazed window to the side, airing cupboard, loft access (basic storage only) and doors to:

Bathroom

1.88m x 2.39m (6'2 x 7'10)

Vinyl tiled flooring, bath with shower over, mounted wash basin with storage under, dual flush WC, radiator, double glazed window to the side, extractor and tiling to water sensitive areas.

Bedroom 1

2.56m x 4.34m max (8'5 x 14'3)

Carpet, two double glazed windows to the front, radiator, cupboard and fitted wardrobes.

Bedroom 2

3.08m x 2.12m (10'1 x 6'11)

Carpet, double glazed window to the rear and radiator.

Bedroom 3

2.15m x 2.1m (7'1 x 6'11)

Carpet, radiator and double glazed window to the rear.

Rear Garden

Fence enclosed, mainly laid to lawn with patio seating area, tree and tap.

Front Garden

Lawn, path to the front door, meter cupboard and block paved driveway for two cars leading to a single garage.

Garage

5.06m x 2.62m (16'7 x 8'7)

Up and over door, light, power, roof storage and door to the rear garden.

Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



Disclaimer: These property details were prepared in accordance with Digital Markets, Competition & Consumers act (DMCCA) and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.