





**£600,000**

Standing on a large South Westerly facing plot this spacious two/three bedroom detached house offers incredibly flexible accommodation and also offers tremendous potential to extend (subject to usual planning permissions) to create a fabulous family home. The property benefits from a large lounge/diner, two double bedrooms, study/bedroom three, garage and driveway parking and the added benefit of no onward chain.

# Property Description

## **ENTRANCE**

Half glazed door to:

## **ENTRANCE HALL**

Stairs rising to first floor with under stairs storage cupboard. Radiator.

## **CLOAKROOM**

Double glazed window to side aspect. Low level w.c, wash hand basin.

## **LOUNGE/DINING ROOM**

Double glazed sliding patio doors and windows to rear. Two radiators.

## **STUDY/BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **KITCHEN**

Fitted with a range of floor and wall mounted units with work surfaces over, stainless steel single drainer sink unit with mixer tap, plumbing for dish washer, cooker point with extractor fan over, wall mounted gas combination boiler, double glazed window to side aspect and half glazed door to covered area.

## **COVERED AREA**

Plumbing for automatic washing machine, doors to front and rear gardens.

## **LANDING**

Access to loft space.

## **BEDROOM ONE**

Double glazed window to front aspect. Eaves storage cupboards, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Built in cupboard, eaves storage cupboards, radiator.

## **BATHROOM**

Comprising of a panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low level w.c. tiled walls, radiator. Double glazed window to side aspect.

## **OUTSIDE**

### **GARAGE**


Up and over door, power and light.

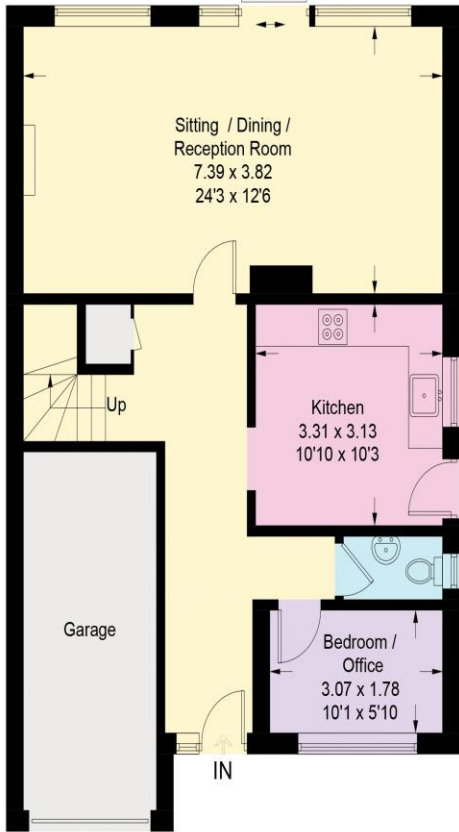
### **FRONT GARDEN**

Shingled garden providing hardstanding with flower and shrub beds.

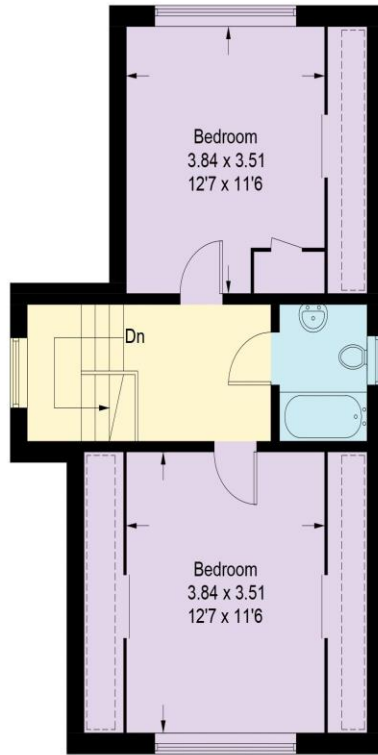
### **REAR GARDEN**

A large south westerly facing garden which is mainly laid to lawn with a paved patio area all enclosed by walling, fencing and mature hedging, outside cold water tap, gated side access.

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Albion Close**

**Approximate Total Area**  
113.7 sq m / 1224 sq ft

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID1312259)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>84 B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>66 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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