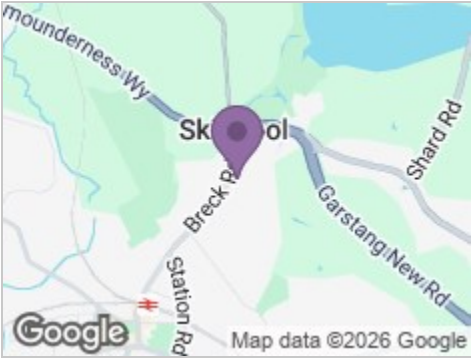


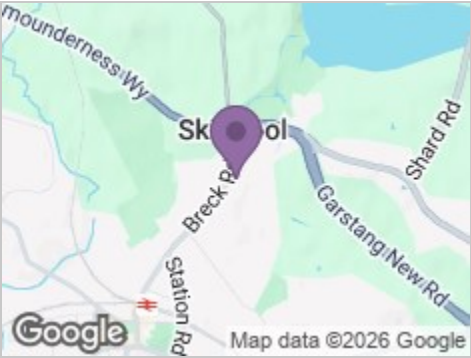
Road Map



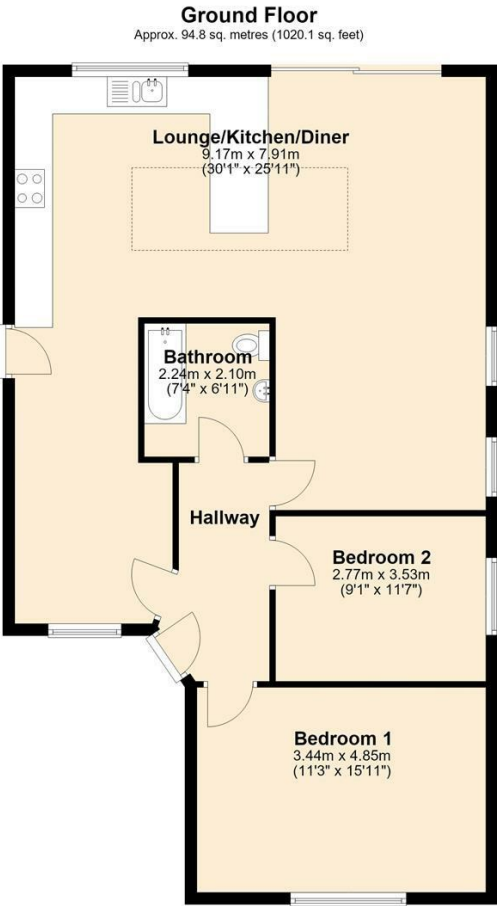
Hybrid Map



Terrain Map



Floor Plan

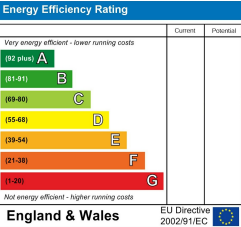


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 Riversway

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Offers In The Region Of £315,000



Hallway

Composite front door with UPVC double-glazed windows to either side, leading to hallway, carpet to floor, ceiling light, radiator

Kitchen/diner/lounge

30'1" x 25'11"

UPVC double-glazed window and bi-folding doors to the rear aspect, door to the side aspect, UPVC double-glazed windows to the front and side aspects, sky lantern, Modern fitted kitchen with a range of wall and base units with complementary quartz work surfaces, a range of integrated appliances including: electric oven, grill, hob with extractor over, recessed sink with mixer tap, fridge/ freezer, dishwasher, feature media wall with modern flame-effect electric fire, three radiators, TV point and space for dining and lounge furniture. UPVC opaque windows to the side, open-plan living room leading to dining and kitchen area, carpet to floor, radiator, spotlights to ceiling

Bedroom 1

15'10" x 11'3"

UPVC double-glazed windows to front and side, radiator, carpet to floor, ceiling light, gas fire with surround

Bedroom 2

11'6" x 9'1"

UPVC double-glazed window to front, carpet to floor, radiator, ceiling light, fitted wardrobe, drawers and bedside cabinets

Bathroom

7'4" x 6'10"

UPVC window in ceiling, PVC-clad ceiling, fully tiled walls and floor, vanity unit with fitted toilet and sink with mixer tap, bath with mixer tap and overhead thermostatic mains rain shower, glass shower screen, spotlights to ceiling, built-in wall cabinet with shelving, built-in wall mirror

Rear exterior

Paved patio area with panelled fencing to the boundary, outhouse, shrubs, and established trees

Out house

UPVC double glazed window to the front aspect, personal door to the side aspect, light, power, plumbed for washing machine and space for dryer.

Front exterior

Block paved style driveway leading to double wooden gates to the side of the property, gravelled area comprising several established plants and shrubs

Further information

Council tax band - D

EPC - D

Tenture - Freehold

Agents disclaimer

These particulars, whilst believed to be

accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

