



## Central Avenue, offers in excess of £200,000

- Immaculately presented
- Modernised throughout
- Deceptively spacious
- Enclosed rear garden
- close to local amenities
- Three bedrooms
- Improved to a meticulously high standard.
- Highly sought after location



01495 231199  
blackwood@peteralan.co.uk



## About the property

Presenting a well-maintained semi-detached house ideally positioned in a highly sought after location, this excellent property is offered for sale in good condition. Boasting three spacious bedrooms, it provides comfortable accommodation for family living or those seeking extra space for guests or a home office.

The home features two well-proportioned reception rooms, perfectly suited for both relaxed lounging and formal entertaining. The modern kitchen offers ample workspace and is conveniently positioned for easy access from the reception areas, creating a natural hub for the family.

A family bathroom offers practical facilities, complementing the home's functional layout. Additional features such as off-street parking further enhance daily convenience, making coming and going from the property stress-free.

Situated within close proximity to a range of local amenities, this house is perfect for those desiring the benefits of nearby shops, cafes, and essential services. Excellent public transport links ensure straightforward commutes, and families will appreciate the selection of quality nearby schools.



## Accommodation

**Entrance Hallway**

**Living Room**

**Dining Room**

**Kitchen**

**Shower Room**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Garden**

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## Floorplan



Total floor area 84.0 m<sup>2</sup> (905 sq.ft.) approx

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