





56 Cants Lane

A 3 bedroom end of terrace house with a lovely south facing garden and off road park to the front. The property is being marketed for the first time since 1986 and is presented with no ongoing chain.

The property was built in 1962 situated on the eastern side of town within easy walking distance of a primary school, local shops and both mainline stations. The town centre is 1 mile away.

- Entrance Hall
- Living/Dining Room
- Kitchen
- Lean-to Conservatory
- 3 Bedrooms
- Bathroom
- Private Hardstanding
- South Facing Rear Garden
- Council Tax Band C & EPC Rating TBC



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The accommodation comprises an entrance hall with stairs to the first floor and a good size bay fronted lounge/dining room with a fireplace and inset gas fire. Off the dining area is a lean-to conservatory. The kitchen has integrated cooking appliances, a range of cupboards, window to the side and a door to the rear.

On the landing there is a window to the side, a linen cupboard and hatch to the partly boarded loft space with ladder. There are 3 bedrooms and a shower room.

Outside a private hardstanding provides parking for 1 car which is flanked by a well stocked shrub border. A shared driveway leads to a side gate with access to the south facing 50' x 22' rear garden with patio area adjoining the house, lawn area flanked by attractive mature shrubs and trees, pergola and enclosed by wood panelled fencing. There is a garage with a covered hardstanding area to front. Large timber shed. Outside tap.

Benefits include gas fired central heating (the Worcester boiler is located in the linen cupboard) and uPVC framed double glazed windows.



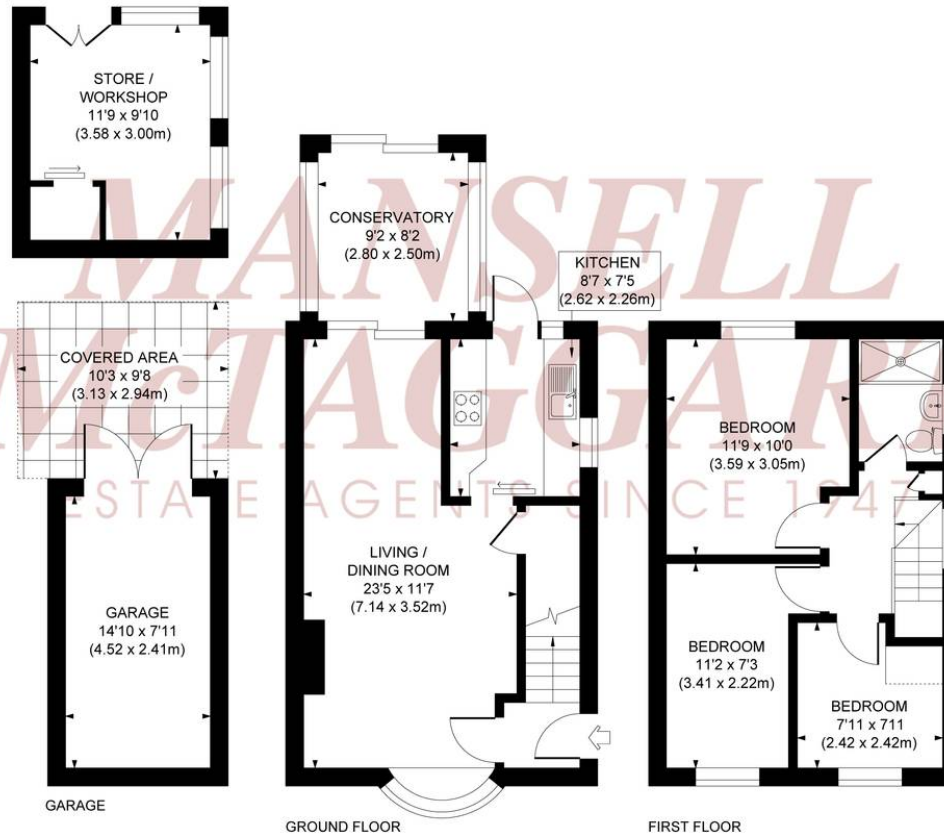
Approximate Gross Internal Area

Main House 798 sq. ft / 74.11 sq. m

Garage 117 sq. ft / 10.89 sq. m

Outbuilding 116 sq. ft / 10.74 sq. m

Total 1,031 sq. ft / 95.74 sq. m



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

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