



- A good size family home offered for sale with no onward chain
- Spacious lounge dining room with open fireplace (not tested)
- Fitted kitchen with appliances and utility/boot room
- Three bedrooms and large family bathroom
- Close to schools, gas central heating and double glazing
- Level sunny garden, private parking and single garage



"A three-bedroom family home located within an easy level walk to local shops, regular public transport and popular primary/secondary schools".

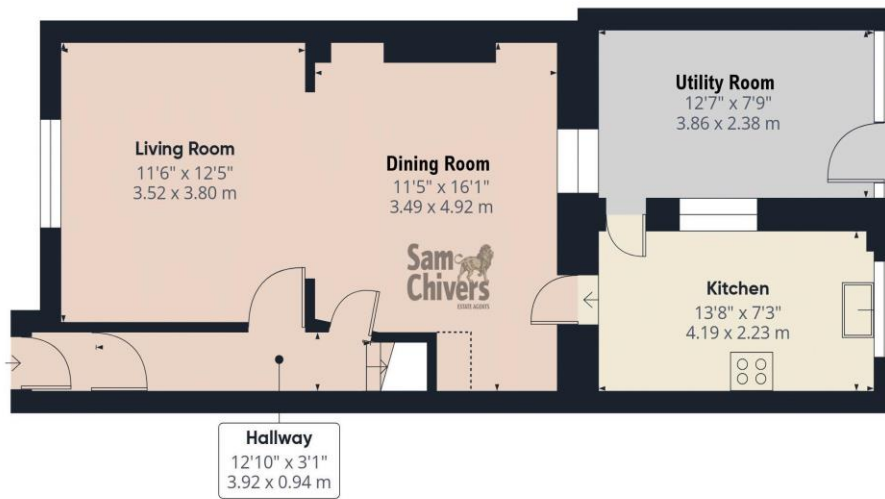
The property is offered for sale with no onward chain. The accommodation comprises entrance hallway, lounge to front with open fireplace (not tested) and dining room with ample space for a dining table and understair recess ideal as an area for a home office. The kitchen provides a good range of units with integrated eye level double oven and inset ceramic hob, plumbing for dishwasher. Separate utility/boot room with velux windows and door to rear.

On the first floor are three bedrooms and a spacious bathroom with panelled bath and separate shower enclosure. Gas central heating and double glazing.

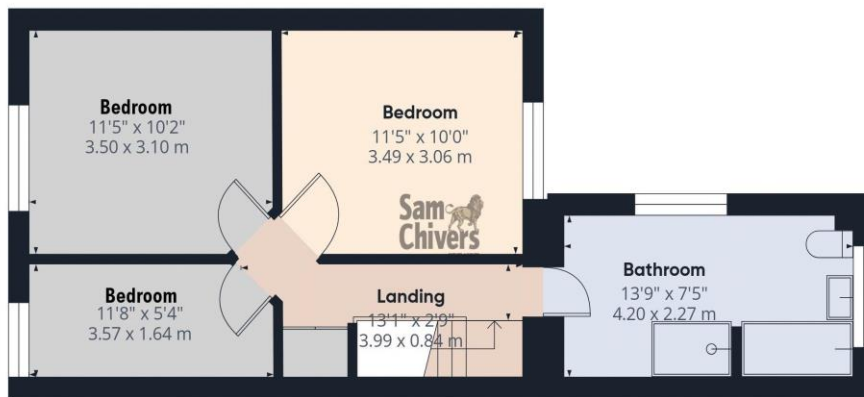
Outside to front is a enclosed garden with pathway to front front. To the rear is a shared vehicular access leading to private parking, garage and garden. Single garage with up and over door to front and door to rear onto garden. The garden is level, sunny with lawned areas and mature trees.

**Tenure:** Freehold. **Council Tax Band:** B.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1173 ft<sup>2</sup>  
108.9 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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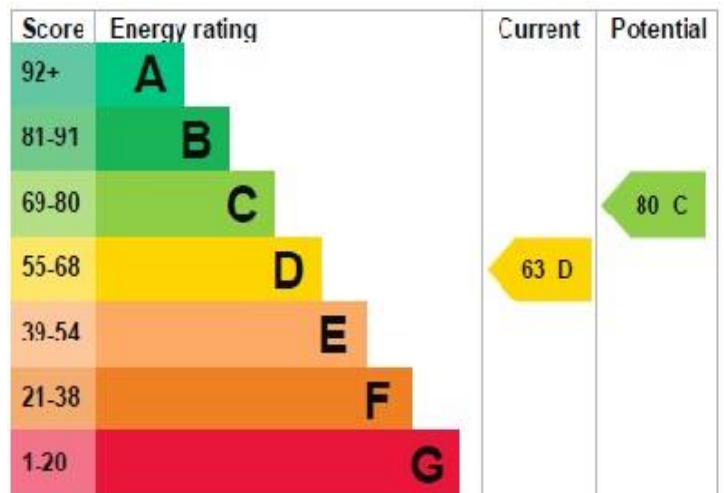


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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.