





£325,000

Positioned in a cul-de-sac location on the popular development of Furzton is this three-bedroom semi-detached home in need of modernisation. The property offers a lounge, kitchen/diner, cloakroom and a family shower room upstairs. Further benefits include off-road parking and a garage. The property is being offered with no upper chain.

Property Description

ENTRANCE

Composite door to entrance hall.

ENTRANCE HALL

Doors to cloakroom and lounge.

CLOAKROOM

Frosted double glazed window to front. Radiator, low level w.c, hand wash basin with mixer tap, fully tiled walls.

LOUNGE

Double glazed bay window to front. Feature fireplace, two radiators, stairs rising to first floor

KITCHEN/DINER

Double glazed double doors to rear aspect, double glazed window to rear. Range of wall mounted and floor standing units with work surface over, stainless steel sink with mixer tap, space for cooker, space for fridge/freezer, washing machine and tumble dryer, part tiled walls, wall mounted boiler.

LANDING

Double glazed window to side aspect. Access to loft space, door to airing cupboard, doors to bedrooms and shower room.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to front aspect. Built n storage, radiator.

SHOWER ROOM

Frosted double glazed window to side aspect. Double length shower cubicle, electric shower, wash hand basin with mixer tap, low level w.c., radiator, fully tiled walls.

OUTSIDE

GARAGE

Electric door, power and light.

FRONT GARDEN

Laid to artificial grass, pathway to front door.

REAR GARDEN

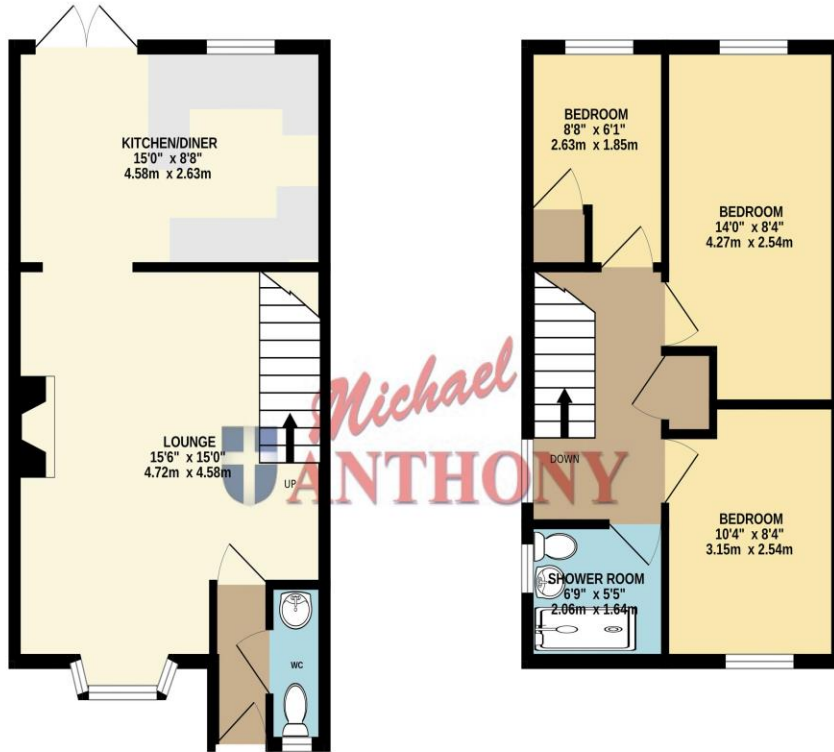
Laid to artificial grass, decking area, raised borders, enclosed by timber fencing panels, courtesy door to garage, outside tap.

GARAGE

Electric door, power and light.

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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