



Good Choice are proud to offer for sale with NO UPPER CHAIN, this well presented, mature terraced property situated in the popular area of Thorplands, near to shops, schools and major road links.

Accommodation includes entrance hall, living room, dining room, kitchen and WC. To the first floor are three bedrooms and a bathroom. Outside are front and rear gardens. Other benefits include double glazing, gas radiator heating and communal parking. (B/85m2/M)

Key Features:

- NO UPPER CHAIN
- WELL PRESENTED
- LIVING ROOM - DINING ROOM
- KITCHEN
- DOWNSTAIRS WC
- THREE BEDROOMS
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- COMMUNAL PARKING
- COUNCIL TAX BAND A
- NEAR TO SCHOOLS, SHOPS & MAJOR ROAD LINKS



Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



Entrance Hall

Entered via a double glazed front door, stairs to the first floor, radiator, two cupboards and doors to:

WC 1.17m x 1m (3'10 x 3'3)
Wood laminate flooring, WC, mounted hand basin and window to the front.

Living Room 3.47m x 3.87m (12'8 x 11'5)
Carpet, radiator, decorative fireplace, double glazed sliding doors to the rear, TV point and opening to the dining room.



Dining Room 3.48m x 2.52m (11'5 x 8'3)
Carpet, double glazed sliding doors to the rear, radiator and door to the kitchen.

Kitchen 2.98m x 2.26m (9'9 x 7'5)
Vinyl flooring, base and wall units, worktops, stainless steel sink and drainer, space for an electric oven fridge freezer and washing machine. Double glazed window to the front and tiling to water sensitive areas.



First Floor Landing

Carpet, double glazed window to the front, loft access (basic storage), two cupboards and doors to:

Bathroom 1.97m x 1.96m (6'6 x 6'5)
Vinyl flooring, bath with shower over, pedestal wash basin, WC, radiator, double glazed window to the front and tiling to water sensitive areas.

Bedroom 1 3.48m x 3.16m (11'5 x 10'4)
Carpet, double glazed window to the rear and radiator.

Bedroom 2 3.52m x 3.25m (11'7 x 10'8)
Carpet, fitted wardrobe, double glazed window to the rear and radiator.

Bedroom 3 2.99m x 1.67m (9'10 x 5'6)
Carpet, radiator, fitted wardrobe and double glazed window to the front.



Rear Garden

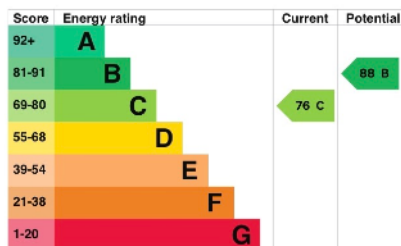
SOUTH FACING - Fence enclosed, mainly laid to lawn with patio seating area, shed and rear access.

Front Garden

Laid to lawn with path to the front door.

Parking

Communal parking.



The graph shows this property's current and potential energy rating.

Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.