



**Kingston Road, Thackley,**

**£265,000**

- \* SEMI DETACHED \* THREE BEDROOMS \* VERY WELL PRESENTED \* GREAT STARTER/FAMILY HOME \*
- \* MODERN FITTED KITCHEN/BATHROOM \* GARDENS, GARAGE & PARKING \*
- \* CLOSE TO HIGHLY REGARDED FIRST/SECONDARY SCHOOLS \* VIEWING HIGHLY RECOMMENDED \*

Providing "ready to move into" accommodation in a sought after residential location is this delightful three bedroom semi detached house. Benefits gas central heating and upvc double glazing The property has been modernised, updated and briefly comprises entrance, lounge, stunning fitted dining kitchen, three first bedrooms and modern white house bathroom.

Outside there is an integral garage, landscaped gardens and parking.





Entrance Hall

Lounge

13'4" x 13'10" (4.06m" x 4.22m")  
Solid fuel burner set in chimney breast with feature fireplace surround, bay window, laminate wood flooring and radiator.

Dining Kitchen

16'6" x 9'3" (5.03m" x 2.82m")  
Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, stainless steel oven & hob, integrated fridge freezer, integrated dishwasher, plumbing for auto washer, part tiled, storage cupboard and radiator.

First Floor Landing

Bedroom One

11'8" x 9'3" (3.56m" x 2.82m")  
Modern fitted wardrobes and radiator.

Bedroom Two

11'8" x 8'8" (3.56m" x 2.64m")  
Radiator.

Bedroom Three

5'8" x 8'5" (1.73m" x 2.57m")  
Radiator.

Bathroom

Modern three piece suite panel bath with shower over, low flush wc, pedestal wash basin and heated towel rail.

Exterior

To the outside there is a driveway to the front leading to an attached garage, together with an enclosed lawn and decked garden to rear.

Tenure

FREEHOLD.

Council Tax Band

B



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

