



**UNEXPECTEDLY BACK ON THE MARKET - VIEWING ESSENTIAL.** A well presented SEMI DETACHED property situated within a highly popular location. Comprising; hallway, WC, lounge, fitted kitchen with dining area, **TWO DOUBLE BEDROOMS** both with en-suites (previously 3 bedrooms and can easily be converted back if required). Externally there is garden frontage, an enclosed rear garden and **TWO PARKING SPACES**.

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## GROUND FLOOR

### ENTRANCE HALLWAY

Double glazed door, radiator, stairs to first floor and door to:

### DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, frosted double glazed window and radiator.

### LOUNGE

Ceiling coving, Karndean flooring, radiator, under stairs storage cupboard, double glazed window and door to:

### DINING KITCHEN

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, radiator, space for fridge/freezer, plumbing for washing machine and dishwasher, Karndean flooring, double glazed window and double glazed French doors to garden, dining area with space for table and chairs.



## FIRST FLOOR

### LANDING

Storage cupboard and access to roof void.

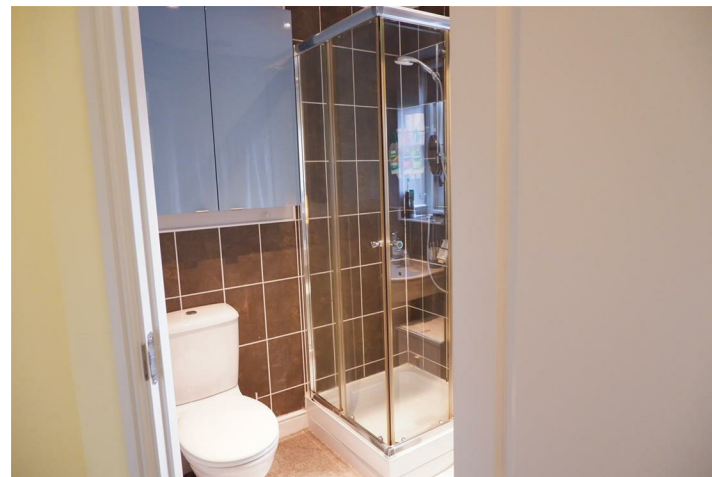
### BEDROOM ONE

Double glazed window, radiator, built-in over stairs cupboard and door leading to:



### EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle, low level WC, pedestal wash hand basin, part tiled walls and radiator.



### BEDROOM TWO

Two double glazed windows and radiator.



### EN-SUITE BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, part tiled walls and radiator.



## EXTERNALLY

To the front of the house there is a garden frontage with pathway to the house. The rear of the house offers an enclosed garden with patio area, laid to lawn, outside hot and cold water taps, shed, enclosed boundaries, gate leading to the rear of the property where two parking spaces can be accessed.

