

Ground Floor



First Floor



This FREEHOLD semi-detached property is well-presented and situated in a cul-de-sac within a popular residential area. It boasts a superb hallway with a vaulted ceiling and a distinctive full-height window. The property comprises a hallway, living room, fitted breakfast kitchen, WC, THREE BEDROOMS, and a fitted bathroom. Externally, there is driveway parking, a good-sized enclosed side garden, and a paved garden at the rear. The current owners have also installed a new boiler, CCTV, and an alarm system.

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MISREPRESENTATION ACT 1967.

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ENTRANCE HALLWAY

An impressive space featuring a full-height double-glazed window, stairs leading to the first floor, tiled flooring, a double-glazed entrance door, and an under-stairs storage cupboard, opening onto the kitchen



DOWNSTAIRS WC

A low-level WC, a pedestal washbasin, a radiator, a frosted double-glazed window, and wood-effect flooring are featured in the space.



LIVING ROOM

18'7 x 11'3 into bay (5.66m x 3.43m into bay)
A square bay double glazing window, another double-glazed window and door leading outside, two radiators, and ceiling coving



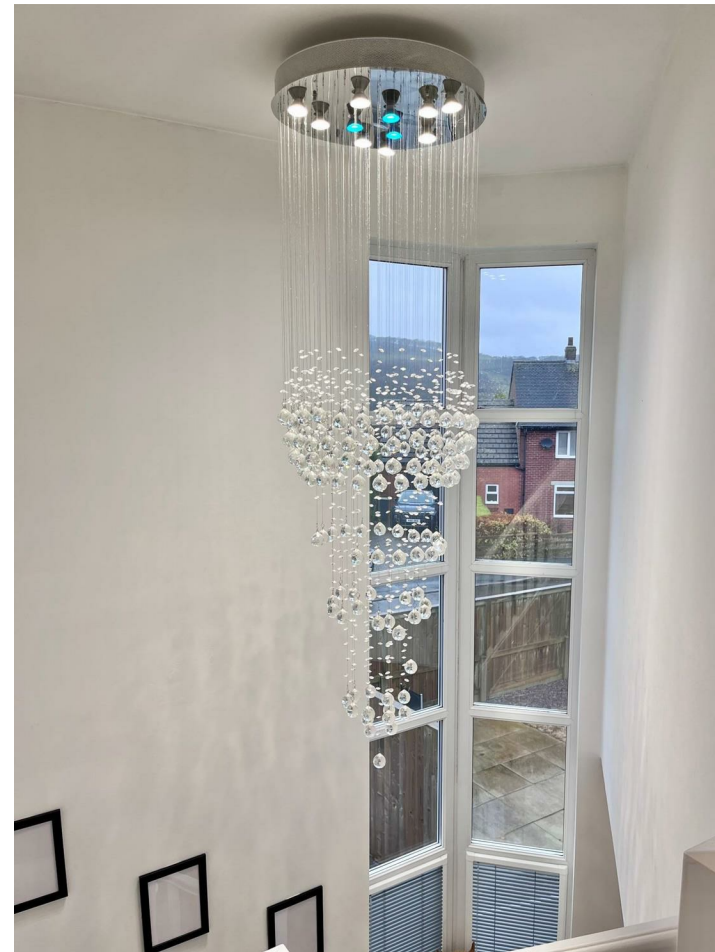
FITTED BREAKFAST KITCHEN

12'3 x 11'6 irregular shape (3.73m x 3.51m irregular shape)
Equipped with a variety of wall and base-mounted units featuring granite work surfaces and tiled splashbacks, a single drainer sink unit with mixer taps, a fitted oven with a four-ring gas hob and extractor above, space for a washing machine, a fitted breakfast bar, a cupboard housing the newly installed central heating boiler, and a radiator.



FIRST FLOOR LANDING

Galleried to the ground floor and including the feature double glazed window, access to roof void.



BEDROOM ONE

11'5 x 10'6 (3.48m x 3.20m)
Double glazed window and a radiator.



BEDROOM TWO

10'10 x 9'8 (3.30m x 2.95m)
Double glazed window and a radiator.



BEDROOM THREE

11'5 x 6'5 (3.48m x 1.96m)
Double glazed window and a radiator.



FAMILY BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, frosted double glazed window.



EXTERNALLY

To the front of the property there is a driveway providing off the road parking together with gated access to the gardens.

The side garden is of a good size with enclosed boundaries, laid to lawn with border and a seating area. The rear of the house offers an enclosed patio garden with space for shed.

NOTES

This property is believed to be Freehold subject to solicitor verification.
Council Tax Band - B
EPC Rating - C