

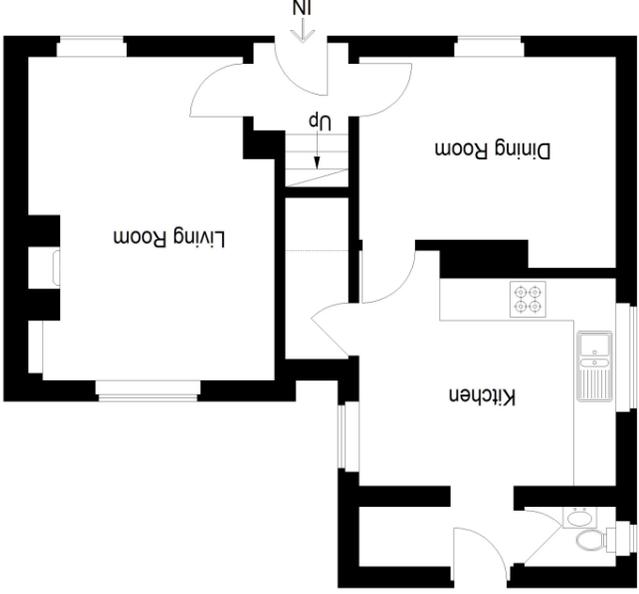
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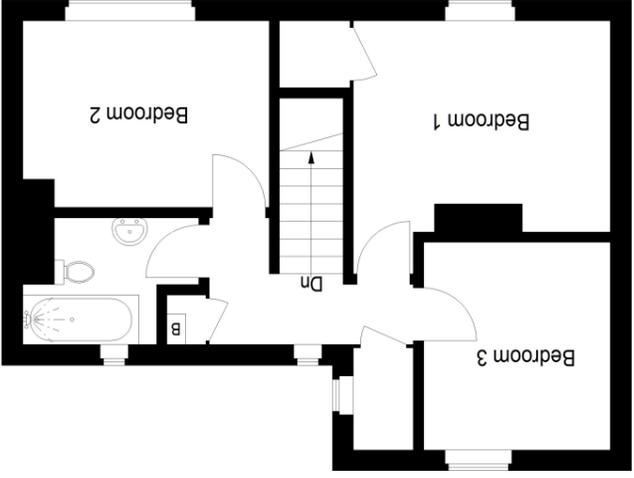


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1286054)
 Housepix Ltd

Ground Floor



First Floor



[Symbol] = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 92.1 sq m / 991 sq ft



- ##GUIDE PRICE £350,000 - £375,000##
- Three Double Bedrooms
- Living Room And Dining Room
- Re-fitted Cloakroom And Utility Area
- Generous Enclosed Rear Garden
- High Desirable And Sought After Village

- Renovated Semi Detached Family Home
- Re-Fitted Family Bathroom
- Re-Fitted Kitchen/Breakfast Room
- Beautifully Presented
- Off Road Parking For Several Vehicles



Storm Canopy Over

Composite panel door with double glazed insert to

Entrance Hall

Stairs to first floor, tiled flooring.

Living Room

14' 11" x 11' 3" (4.55m x 3.43m)

A double aspect room with double glazed windows to front and rear aspects, radiator, coving to ceiling, laminate flooring.

Dining Room

11' 10" x 8' 7" (3.61m x 2.62m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate flooring.

Kitchen/Breakfast Room

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to side aspect, re-fitted in a range of base, drawer and wall mounted units with complementing work surfaces, stainless steel one and a half bowl single drainer sink unit with mixer tap, electric oven and hob with cooker hood over, integrated dishwasher, recessed downlighters, tiled flooring, radiator, pantry.

Cloakroom

Double glazed window to side aspect, re-fitted in a two piece suite comprising low level WC, was hand basin, complementing tiling, tiled flooring.

Utility Area

Glazed panel door to rear aspect, space and plumbing for washing machine, space for tumble dryer, complementing work surface, tiled flooring.

First Floor Landing

Double glazed window to rear aspect, walk in storage cupboard, access to loft space, cupboard housing central heating boiler.

Bedroom 1

12' 0" x 9' 11" (3.66m x 3.02m)

Double glazed window to front aspect, built in cupboard.

Bedroom 2

11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed window to front aspect, radiator.

Bedroom 3

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, re-fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap shower over and shower screen, complementing tiling, chrome heated towel rail.

Outside

The front garden is laid to lawn with mature planting and picket fencing. To the side of the property is an extensive gravel driveway providing off road parking for several vehicles with outside tap and lighting. Side gated access leads to the generous sized enclosed rear garden with patio seating area, raised beds with planting and an area of lawn.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Agents Note

The current owner informs us they are applying for planning permission to build a detached bungalow to the rear of the property's garden.

Tenure

Freehold

Council Tax Band - B

