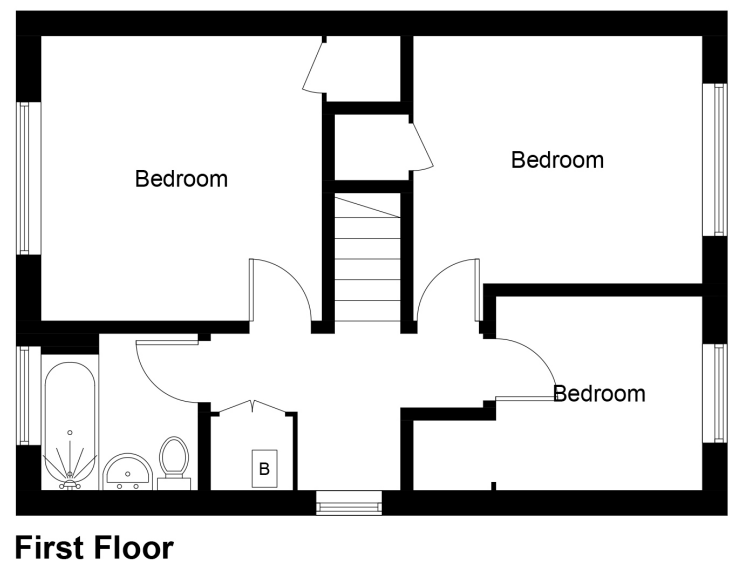
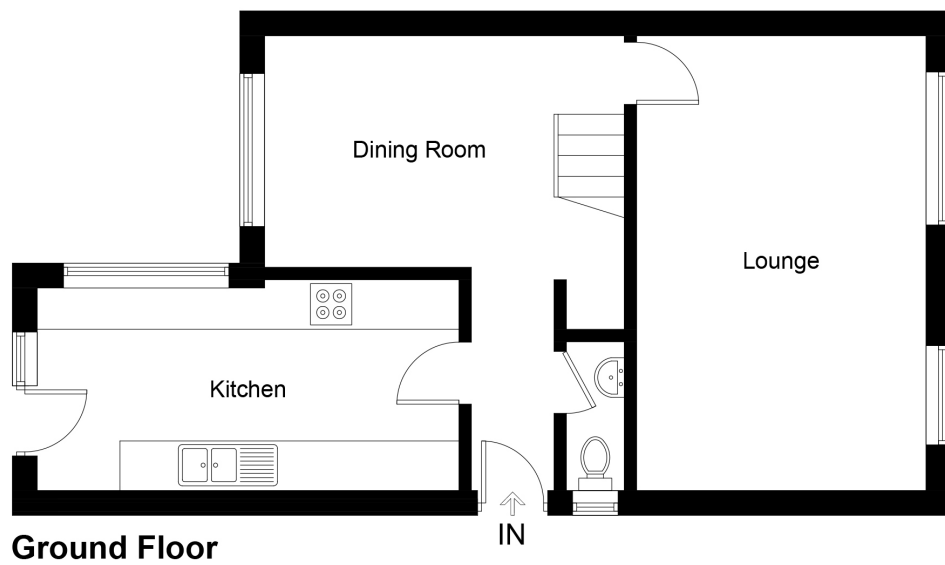




13 Goss View

Approximate Gross Internal Area = 95.0 sq m / 1022 sq ft



For illustrative purposes only. Not to scale. ID1117706
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This delightful extended semi detached house occupies a lovely position in this quiet, non estate Cul de Sac towards the West of town with easy access to public transport links, local shops, schools and open countryside. Well maintained throughout, the accommodation briefly comprises; Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Dining Room and Sitting Room, three well balanced Bedrooms and family Bathroom. Outside there are enclosed to the front and rear, the latter enjoying a West facing aspect, along with driveway parking and a Garage with power. EPC to follow.



ROOM DESCRIPTIONS

- Entrance Hall**
Entered via UPVC double glazed front door. Radiator and opening to Dining Area. Doors to Kitchen and Cloakroom.
- Kitchen**
17' 7" x 8' 0" (5.36m x 2.44m)
Fitted with a range of wall and base units with roll edge worksurface over. Inset one and a half bowl ceramic sink and drainer with tiled splashbacks. Built in electric oven and gas hob with extractor over. Spaces for washing machine, fridge and freezer. Breakfast bar. UPVC double glazed window to side. UPVC double glazed door to rear garden.
- Dining Area**
14' 3" x 9' 1" (4.34m x 2.77m)
Radiator and UPVC double glazed window to rear.
- Living Room**
17' 11" x 11' 5" (5.46m x 3.48m)
A light and airy room that spans the front of the property. Radiator. Two UPVC double glazed windows to front.
- Landing**
Loft access. Airing cupboard housing 'Worcester' combi boiler. UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom.
- Bedroom 1**
11' 3" x 11' 2" (3.43m x 3.40m)
Built in cupboard. Radiator. UPVC double glazed window to rear.
- Bedroom 2**
11' 7" x 9' 10" (3.53m x 3.00m)
Built in cupboard. Radiator. UPVC double glazed window to front.
- Bedroom 3**
8' 5" x 7' 9" (2.57m x 2.36m)
Built in cupboard. Radiator. UPVC double glazed window to front.
- Bathroom**
6' 2" x 6' 3" (1.88m x 1.91m)
Tiled and fitted with a suite comprising; panelled bath with electric shower over, pedestal wash basin and low level W.C. Radiator, vinyl floor and UPVC double glazed window to rear.
- Front Garden**
Laid to lawn. Driveway to front door and Garage.
- Rear Garden**
Fully enclosed by timber panel fencing and laid to patio and lawn. Access to rear of Garage.
- Garage**
UP and over door to front and pedestrian door to rear. Power connected.
- Tenure & Council Tax Band**
Tenure: Freehold
Council Tax Band: C

