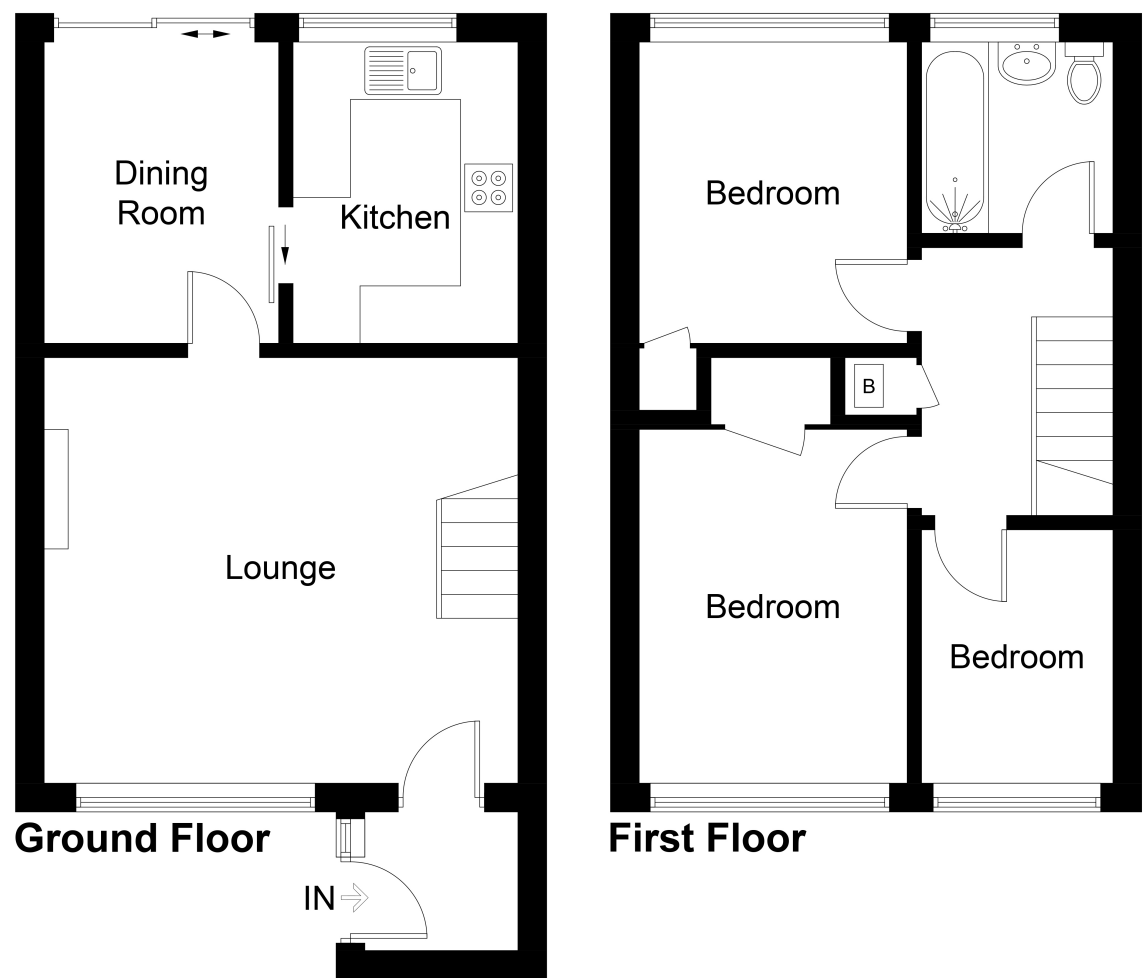




17 Waverely Road

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft



For illustrative purposes only. Not to scale. ID1117705
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Offered for sale with no onward chain, this popular design of three bedroom home, is sensibly priced to reflect the need for some cosmetic updating. Located only a short distance from the mainline train station, making it ideal for commuters, the property is also well placed for local schools, parks and nature reserves and access to Festival Way cycle route. Coming to market for the first time in several years, the light and airy accommodation briefly comprises; Entrance Porch, Sitting Room, Dining Room, Kitchen, three Bedrooms and family Bathroom. Outside, there are Gardens to the front and rear, the latter enjoying a Westerly aspect. There is also Garage and parking to the rear.



ROOM DESCRIPTIONS

Entrance Porch
Entered via UPVC double glazed door with side window. Radiator and door to Sitting Room.

Sitting Room
15' 11" x 15' 0" (4.85m x 4.57m)
Stairs rising to first floor accommodation. Stone built fireplace. Radiator and UPVC double glazed picture window to front.

Dining Room
8' 1" x 10' 5" (2.46m x 3.17m)
Radiator. UPVC double glazed patio doors to rear garden. Door to Kitchen.

Kitchen
9' 10" x 7' 6" (3.00m x 2.29m)
Fitted with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer with mixer taps. Built in electric oven and hob with extractor above. Spaces for washing machine and upright fridge freezer. Vinyl flooring and UPCV double glazed window to rear.

Landing
Loft access Airing cupboard housing Combi boiler. Doors to all Bedrooms and Family Bathroom.

Bedroom 1
12' 7" x 9' 0" (3.84m x 2.74m)
Built in double wardrobe. Radiator and UPVC double glazed window to front.

Bedroom 2
10' 9" x 9' 1" (3.28m x 2.77m)
Built in wardrobe. Half panelled walls. Radiator and UPVC double glazed window to rear.

Bedroom 3
6' 6" x 8' 0" (1.98m x 2.44m)
Radiator and UPVC double glazed window to front.

Family Bathroom
6' 7" x 6' 5" (2.01m x 1.96m)
Fully tiled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C. Shaver point and radiator. UPVC double glazed window to rear.

Rear Gardens
Fully enclosed by timber panel fences with gated access to rear. The low maintenance garden enjoys a Westerly aspect and is laid to paved patio and ornamental gravel.

Garage
Up and over door to front.

Tenure and Council Tax Band
Tenure: Freehold
Council Tax Band: C

