

£319,950
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Features

- Fabulous Extended End Of Terrace House
- Quiet Traffic Free Location
- Central Location With Easy Access To Local Schools & Shops
- Entrance Porch & Entrance Hall
- Large Sitting Room
- Kitchen
- Dining Room
- 3 Bedrooms
- Family Shower Room
- Gardens & Garage With Power Connected

Summary of Property

This superb extended family home comes to market for the first time since its construction in 1969. Located in a quiet traffic free setting in close proximity to the town centre with its selection of shops, cafes and restaurants, the property also enjoys easy access to schools and various public transport links. Evidently much loved, the well presented accommodation briefly comprises; Entrance Porch, Entrance Hall, Sitting Room, Kitchen and Dining Room, three Bedrooms and a Family Shower Room. Outside there are well maintained Gardens to the front and rear and a Garage with power connected. N.B. For those looking for an easy move, the sellers have found a vacant property.

Room Descriptions

Entrance Porch

Entered via UPVC double glazed door with side panel. UPVC double glazed multi pane French doors to Entrance Hall.

Entrance Hall

Stairs rising to first floor accommodation. Quality strip vinyl flooring, radiator and storage cupboard. Doors to Sitting Room and Kitchen.

Sitting Room

21' 9" x 12' 6" narrowing 9'8" (6.63m x 3.81m narrowing to 2.94m)

A good sized reception room with a traffic free outlook to the front. Two radiators. UPVC triple glazed picture window to front. Glazed double doors to Dining Room.

Kitchen

17' 0" x 8' 7" (5.18m x 2.62m)

Fitted with a comprehensive range of wall and base units with square edge Granite work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Built in electric double oven with gas hob and extractor over. Spaces for upright fridge/freezer, washing machine and tumble dryer. Quality strip vinyl flooring. UPVC double glazed window to side. UPVC double glazed door to Rear Garden.

Dining Room

9' 8" x 7' 8" (2.95m x 2.34m)

Radiator and quality strip vinyl flooring. UPVC double glazed sliding patio doors to Rear Garden.

Landing

Loft access with ladders. Airing cupboard housing combi boiler. Doors to all Bedrooms and Family Shower Room.

Bedroom 1

10' 10" to wardrobe fronts x 10' 5" (3.30m to wardrobe fronts x 3.17m)

Wall to wall range of fitted wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 2

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

Radiator. UPVC double glazed window to rear.

Bedroom 3

7' 11" x 7' 7" (2.41m x 2.31m)

Radiator. UPVC double glazed window to front.

Family Shower Room

8' 6" x 5' 4" (2.59m x 1.63m)

Fully tiled and fitted with a white suite comprising; large shower quadrant with thermostatic shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to rear.

Front Garden

Open plan to front aspect with timber panel fence and natural hedge boundaries. Laid to lawn and artificial grass with pathway to front door and extending to side and rear of the property.

Rear Garden

Enclosed by a combination of wall and timber panel fencing with gated access to the front and rear. Attractively hard landscaped for ease of maintenance and laid to a paved patio with steps and hand rail and area of concrete which is bordered with well stocked, raised beds. Water butts and outside tap. Access to rear of Garage.

Garage

Up and over door to the front and pedestrian door to the rear. Power connected.

Tenure & Council Tax Band

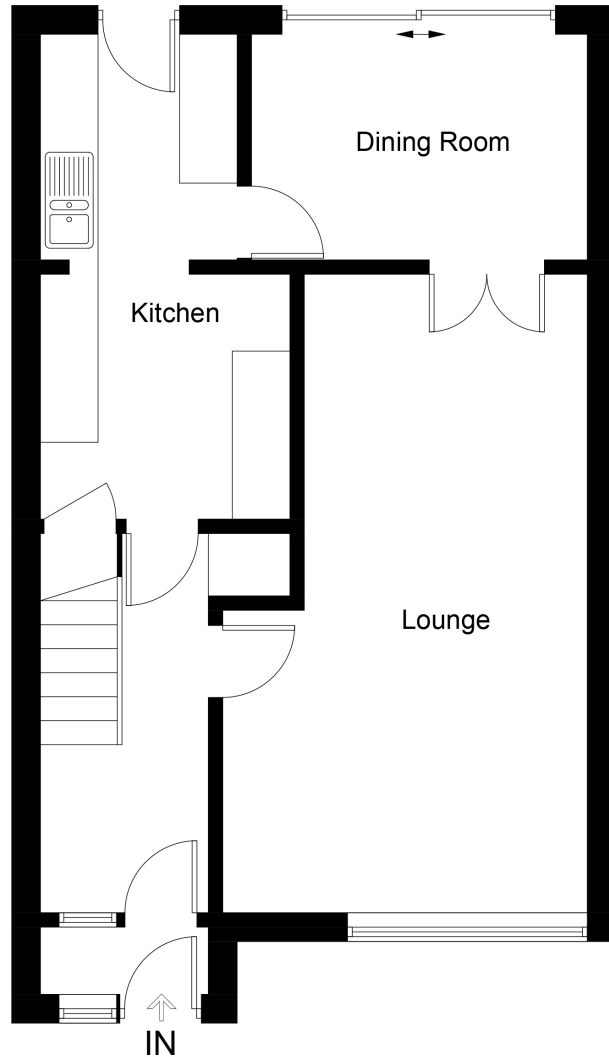
Tenure - Freehold

Council Tax Band - C

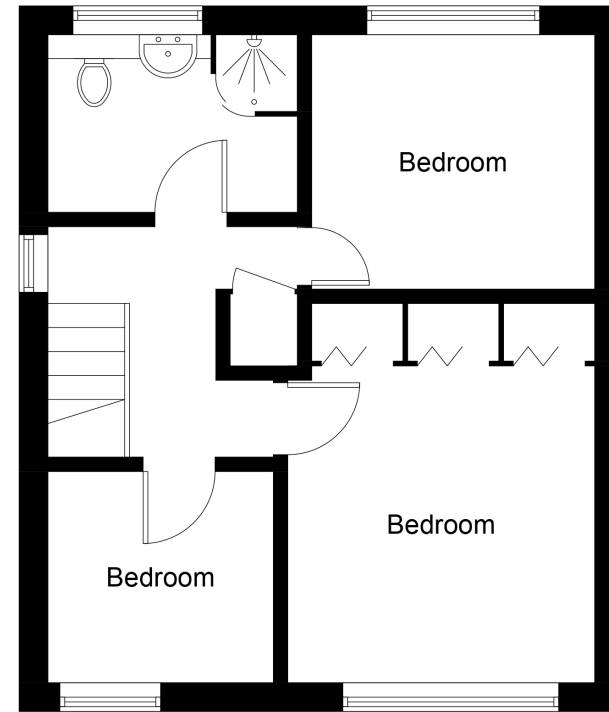


7 Brendon Gardens

Approximate Gross Internal Area = 92.8 sq m / 999 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1091144

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