

£340,000
Freehold



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YOUR PROPERTY EXPERTS

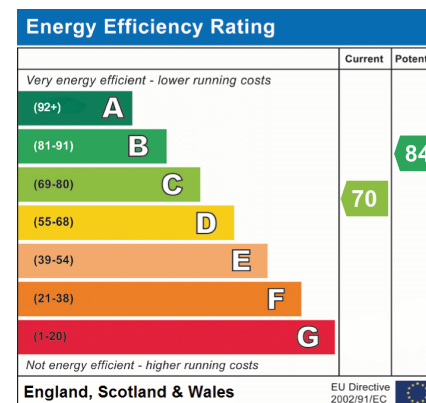


Features

- No Onward Chain
- Popular Cul de Sac Location
- Generous Sized Semi Detached Home
- Well Placed For Access To Local Schools , Public Transport Links, Local Shops & Open Countryside
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Kitchen
- 3 Good Sized Bedrooms & Family Shower Room
- Driveway Parking & Garage With Power
- Lovely South West Facing Rear Gardens

Summary of Property

A desirable, larger than average three bedroom semi detached house which enjoys a lovely spot in this popular, well established Cul de Sac towards the Western edge of town. Well maintained throughout, this well balanced home is ideally placed for access to highly regarded local schools, local shops and nearby open countryside. Offered for sale with no onward chain the accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Kitchen and Dining Room, three good sized Bedrooms and a Family Shower Room. Outside, there are Gardens to the front and rear, the latter enjoying a South West aspect whilst to the front there is a driveway for two vehicles and a Garage.



Room Descriptions

Entrance Hall

Entered via UPVC double glazed door with glazed side panel. Radiator. Doors to Cloakroom and Sitting Room.

Cloakroom

Fitted with a suite comprising: low level W.C and wash basin. UPVC double glazed window to side.

Sitting Room

15' 3" x 13' 11" (4.65m x 4.24m)

Stairs rising to first floor accommodation with useful storage cupboard below. Radiator and UPVC double glazed picture window to front. Doors to Dining Room and Kitchen.

Kitchen

10' 6" x 8' 4" (3.20m x 2.54m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset sink and drainer with mixer tap and tiled splash backs. Oven with extractor over and spaces for washing machine and undercounter fridge and freezer. Larder cupboard and further storage. Vinyl flooring. UPVC double glazed window to rear and UPVC double glazed door to side.

Dining Room

10' 6" x 9' 4" (3.20m x 2.84m) Radiator and UPVC double glazed sliding patio opening on to Rear Garden.

Landing

Loft access with ladders. UPVC double glazed window to side. Doors to all Bedrooms and Family Shower Room.

Bedroom 1

13' 1" x 10' 10" (3.99m x 3.30m)

Cupboard housing 'Worcester' combi boiler. Radiator. UPVC double glazed window to front.

Bedroom 2

10' 11" x 10' 7" (3.33m x 3.23m)

Radiator and UPVC double glazed window to rear.

Bedroom 3

8' 4" x 6' 11" (2.54m x 2.11m)

Built in storage cupboard. Radiator. UPVC double glazed window to front.

Shower Room

6' 11" x 5' 5" (2.11m x 1.65m)

Tiled and fitted with a white suite comprising: large walk in shower with thermostatically controlled shower, a range of vanity units with inset basin and concealed cistern low level W.C. Radiator and vinyl flooring.

Front Garden

Partially enclosed by low wall and natural hedging with lawn and driveway to Garage.

Garage

Up and over door to front. Power connected.

Rear Garden

Tenure & Council Tax Band

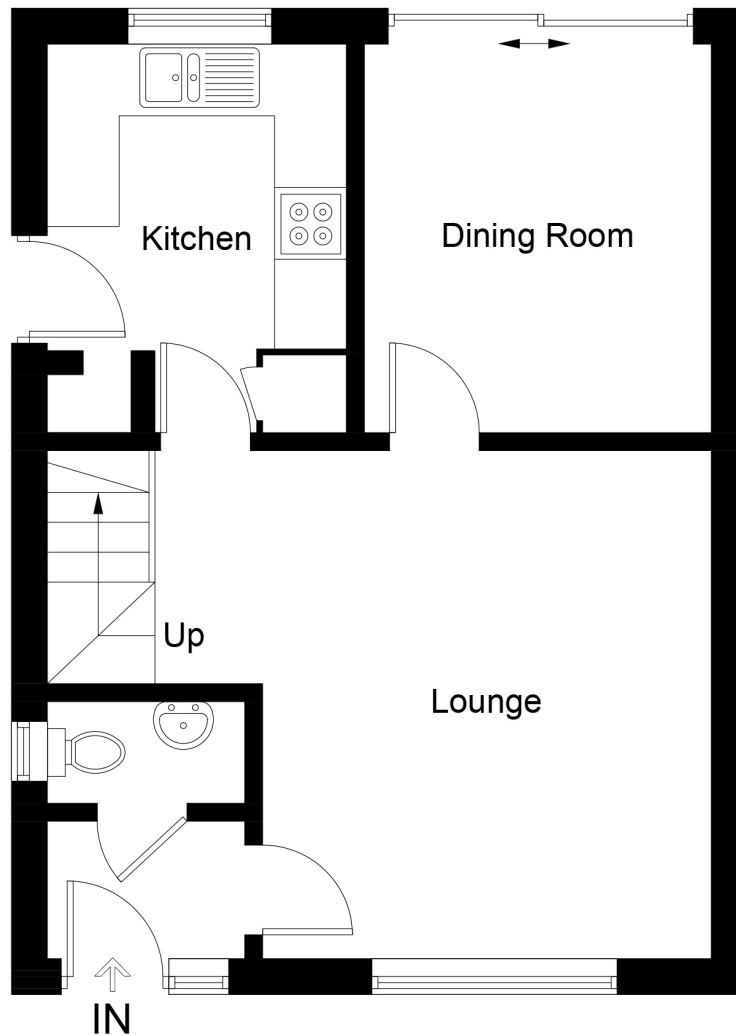
Tenure: Freehold

Council Tax Band: C

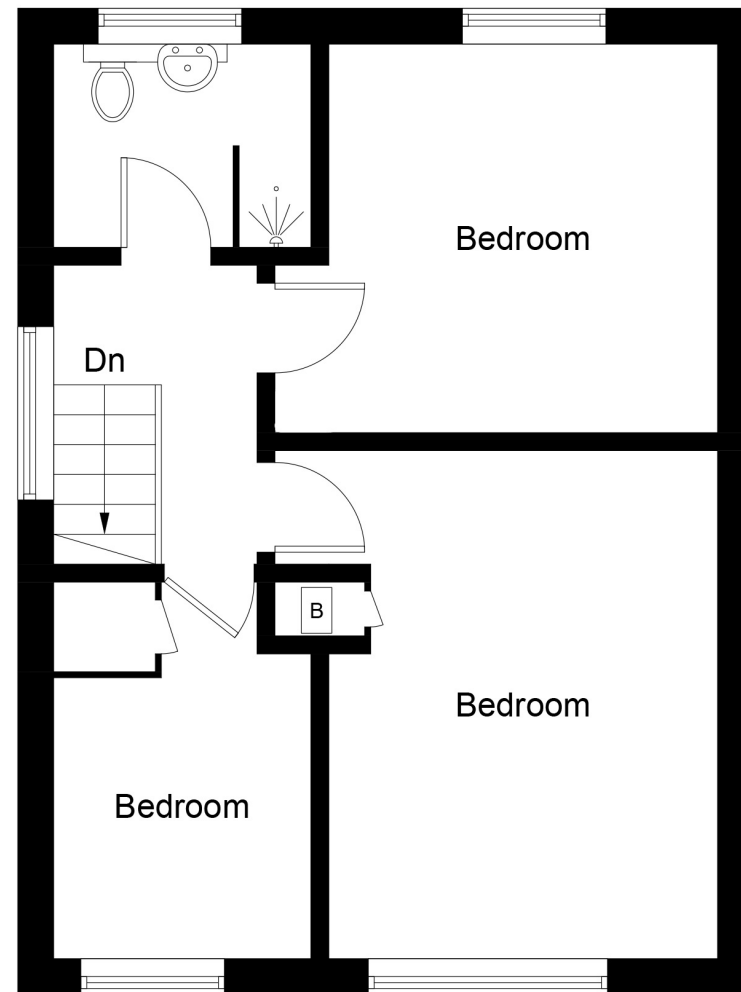


22 Kingston Road

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1148156
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