



Berryfield Grove,  
Weston Coyney



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# Offers in Excess of £150,000

A two bedroom semi-detached house in the popular location of Weston Coyney. An ideal first time buyer or buy to let property within close proximity to local amenities, schools and commuter links such as the A50 & A500. The property benefits from being double glazed, conservatory with french doors and an attached garage. Viewing is highly advised! No Chain!





## Ground Floor

### Lounge

4.22m x 3.84m (13' 10" x 12' 7") A double glazed window to the front, electric fireplace and surround, radiator and laminate flooring.

### Kitchen

3.84m x 2.81m (12' 7" x 9' 3") A range of fitted wall and base units with worktops, stainless steel sink basin, integral oven with electric hob over with extractor fan, plumbing for a washing machine, space for a dryer, fridge/freezer, french doors leading to the conservatory, double glazed window, radiator and vinyl flooring.

### Conservatory

3.29m x 3.06m (10' 10" x 10' 0") A double glazed conservatory with french doors to the rear, radiator and tiled flooring.



## First Floor

### Bedroom One

3.21m x 2.93m (10' 6" x 9' 7") A double glazed window to the front, storage cupboard, radiator and carpet flooring.

### Bedroom Two

3.85m x 2.02m (12' 8" x 6' 8") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

2.04m x 1.93m (6' 8" x 6' 4") A white suite with bath and overhead shower unit, vanity hand wash basin with low level W/C, towel radiator, double glazed window and vinyl flooring.

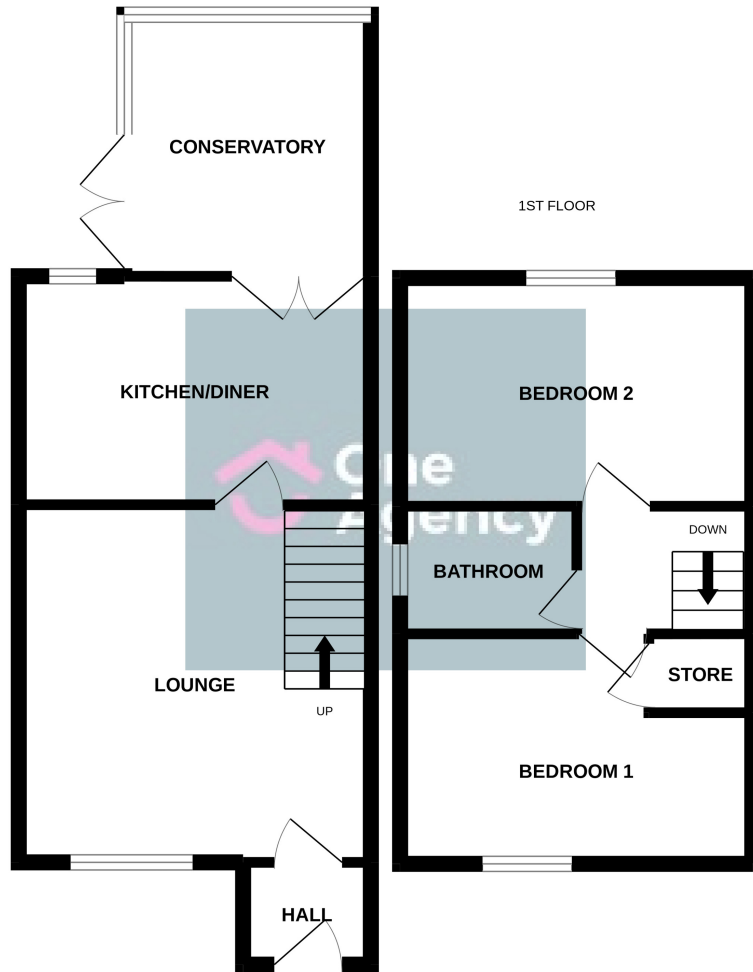
## External

Front - A tarmac driveway to the front providing off road parking.

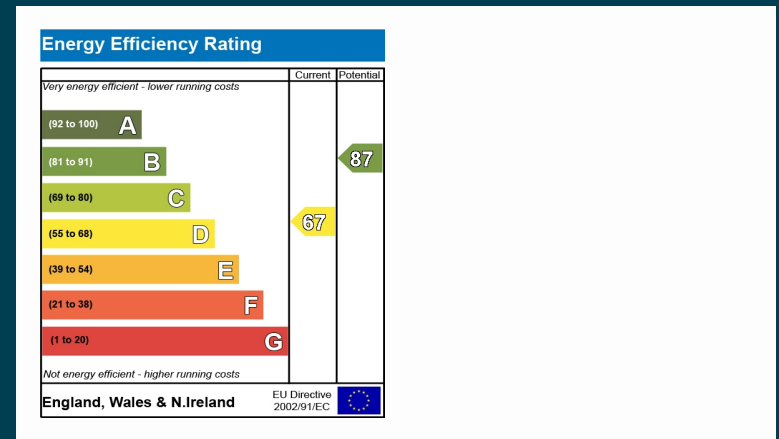
Rear - Patio paved area with artificial turf and fenced borders.

Attached Garage - Up and over front door.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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