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£210,000

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- EPC rating Is E
- Three Bedrooms
- Double Drive & Garage

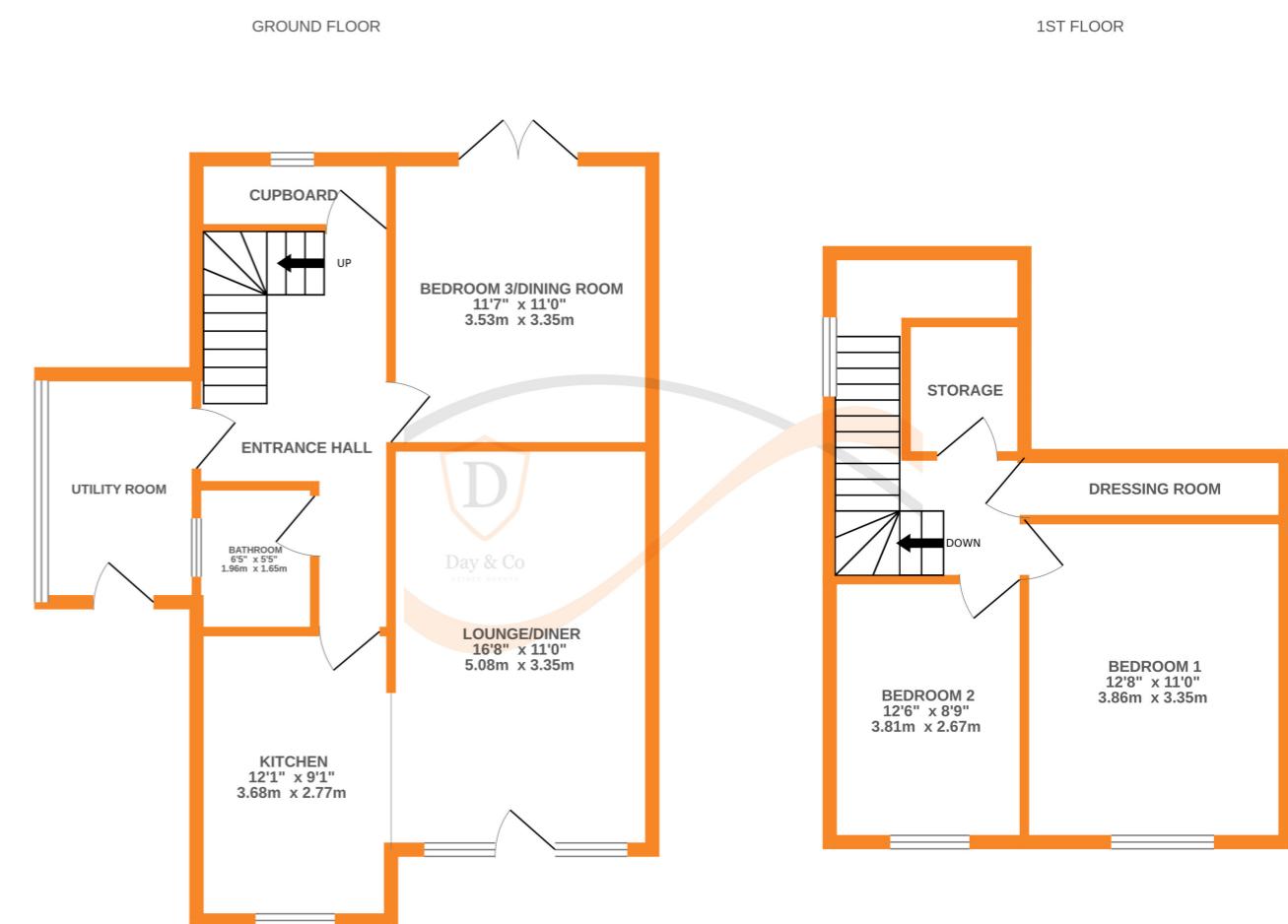
- Superbly Presented Semi-Detached Property
- Modern Kitchen & Bathroom
- Generous Corner Plot/Well Maintained Gardens

## SUMMARY

\*\*A SUPERBLY PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY, POPULAR RESIDENTIAL LOCATION OF EXLEY HEAD WITH EXCELLENT ACCESS TO LOCAL SCHOOLS!!\*\* Having modern fitted kitchen & bathroom, double drive, garage, generous size corner plot - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is E.

## FULL DESCRIPTION

Of interest to a variety of buyers is this superbly presented three bedroom semi-detached property situated in the popular residential location of Exley Head with excellent access to local schools. The property has undergone a programme of modernisation, and the accommodation comprises of a utility room with under floor heating, plumbing for an automatic washing machine, radiator, double glazed window to the side and entrance door to the front. There is an inner hallway, the kitchen has an attractive range of modern base and wall mounted units, integrated double oven, fridge and hob, radiator and opens out into the lounge which has a wood burning stove and double glazed door to the front. The bathroom is on this level having a modern fitted three piece suite comprising of a 'P' bath with shower over, WC, wash hand basin, chrome heated towel rail. There is a double bedroom (currently used as a sitting room) with double glazed patio doors to the rear. To the first floor there are two double bedrooms, and a dressing room. Externally to the rear there is a decking area, lawn and gravelled garden. A double drive and garage to the side. To the front a lawn with patio and flowerbeds. Viewing essential to fully appreciate, EPC rating is E.



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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