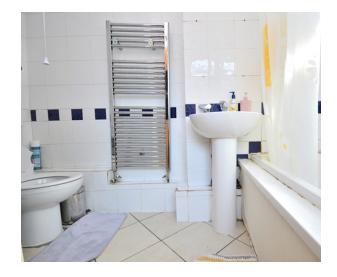


# PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer for sale this three bedroom mid terrace property situated within walking distance to The racecourse park, town centre, train station and other great public transport links. There are also many great local amenities including supermarkets all within walking distance. The accommodation briefly comprises: Entrance hall, lounge, kitchen, rear lobby and bathroom. To the first floor are three bedrooms. Externally is a good size garden. No Upwards Chain.

# **FEATURES**

- Mid Terrace Property
- Three Bedrooms
- Downstairs Bathroom
- Generous Rear Garden
- Close to Town Centre & Train Station
- Close to Amenities
- No Upward Chain









## **ROOM DESCRIPTIONS**

# **Ground Floor**

### **Entrance Hall**

Entry via upvc door. Radiator. Stairs leading to the first floor. Door into:

#### Lounge

13' 11"  $\times$  12' 9" (4.24 $\times$  3.89 $\times$ ) Window to the front aspect. Radiator. Door into:

### Kltchen

15' 11" x 7' 1" ( $4.85 \,\mathrm{m}$  x  $2.16 \,\mathrm{m}$ ) ) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted electric oven. Fitted gas hob. Space and plumbing for washing machine and tumble dryer. Double glazed windows to the rear aspect. feature fireplace. Door leading into:

## Rear Lobby

Upvc door leading to the rear aspect. Door into:

### **Bathroom**

Three piece suite comprising: low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Chrome heated towel rail. Two double glazed obscured windows to the side and rear aspect.

## First Floor

### Landing

Window to the rear aspect. Doors into:

#### Bedroom One

12' 3"  $\times$  8' 9" (3.73m  $\times$  2.67m) Window to the front aspect. Radiator.

#### **Bedroom Two**

13' 0"  $\times$  6' 8" (3.96m  $\times$  2.03m) Bay window to the front aspect. Radiator.

## **Bedroom Three**

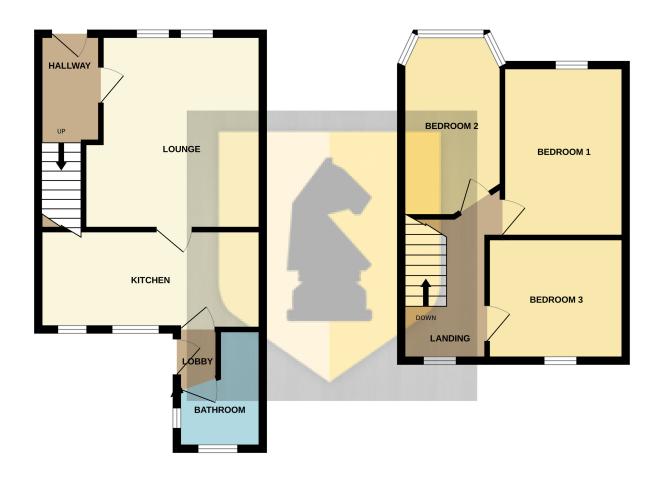
 $9' 10" \times 8' 8" (3.00m \times 2.64m)$  Window to the rear aspect. Radiator.

# **Externally**

### Rear Garden

Patio leading to artificial lawn. Large mature tree to the rear.

GROUND FLOOR 387 sq.ft. (35.9 sq.m.) approx. 1ST FLOOR 348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, froms and any other terms are approximate and no responsibility is taken for any error, 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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