



**Asking Price: £117,500**

- Three Bedroom Mid Terrace Property
- First Floor Bathroom
- Rear Access With Parking
- Two Reception Rooms
- Ideal First Time Purchase Or Investment Opportunity
- No Forward Chain



**Entrance**

5.611m x 1.844m (18' 5" x 6' 1")

Entered via double glazed front door with matching glazed side panel to hallway with staircase giving access to the first floor, textured ceiling with coving, understairs storage cupboard space and doors to:-

**Lounge**

4.198m x 04.126m (13' 9" x 13' 6")

With feature stone fire place with fitted gas fire upon marble hearth, textured ceiling with coving, double glazed window to front aspect and glazed door to:-

**Kitchen**

3.337m x 3.104m (10' 11" x 10' 2")

A fully fitted kitchen with a range of matching base and wall units with work surface space and preparation area incorporating one and a half bowl ceramic sink unit with hot and cold mixer taps over, electric cooker with 4 ring hob and extractor canopy over, fully tiled walls, ceramic tile flooring, understairs storage cupboard space, double glazed window and door to the rear and glazed door back to hallway.

**Dining Room**

3.567m x 2.974m (11' 8" x 9' 9")

With textured ceiling and coving and double glazed window to the rear.

**First Floor Landing**

With loft access, built in cupboard housing boiler (supplying domestic hot water and gas central heating) textured ceiling and doors to:-

**Bedroom One**

With built in cupboard space, textured ceiling with coving and double glazed window to front aspect.

**Bedroom Two**

3.447m x 3.309m (11' 4" x 10' 10")

With double glazed window to the rear.

**Bedroom Three**

With textured ceiling and coving and double glazed window to front aspect.

**Bathroom**

2.193m x 1.984m (7' 2" x 6' 6") 3.122m x 03.144m (10' 3" x 10' 4")

A three piece suite comprising double base walk in glazed shower housing electric shower, low level W.C, vanity wash hand basin, half tiled walls, tile effect laminate flooring and double glazed frosted window to rear aspect.

**External**

Small steps to the front of the property with garden laid to lawn. To the rear is a low maintenance enclosed garden with paved patio area with two purpose built potting sheds. Wooden gate then gives access to an extended garden with Cotswold stone chippings and further gate to the rear with parking.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



# FRESH

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

