



Amberfield Close,
Meir Hay

 **OneAgency**

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Offers in Excess of £180,000

Well presented semi detached house, situated in the popular location of Meir Hay with excellent access to the A50. The property benefits from combi boiler with Hive control, off road parking, attractive rear garden with decking area and superb cul de sac location.





Entrance Lobby

Door to front, tiled floor.

Living Room

4.18m x 4.39m (13' 9" x 14' 5") Stairs to first floor, double glazed window to front, radiator, under stairs storage area.

Kitchen / Diner

4.16m x 3.39m (13' 8" x 11' 1") Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor above, double glazed window to rear, double glazed french doors to rear, laminate floor radiator.

Landing

Access to loft with Baxi Combi boiler.

Bedroom 1

3.16m x 3.57m (10' 4" x 11' 9") 3.16m x 3.57m plus wardrobes (10' 4" x 11' 9") Double glazed window to the front, radiator, fitted wardrobes, built in storage.

Bedroom 2

3.20m x 2.09m (10' 6" x 6' 10") Double glazed window to rear, radiator.

Bedroom 3

2.02m x 2.27m (6' 8" x 7' 5") Double glazed window to the rear, radiator.

Bathroom

2.43m x 1.49m (8' 0" x 4' 11") Bathroom suite comprising of corner bath, WC and hand wash basin. Radiator, part tiled walls.

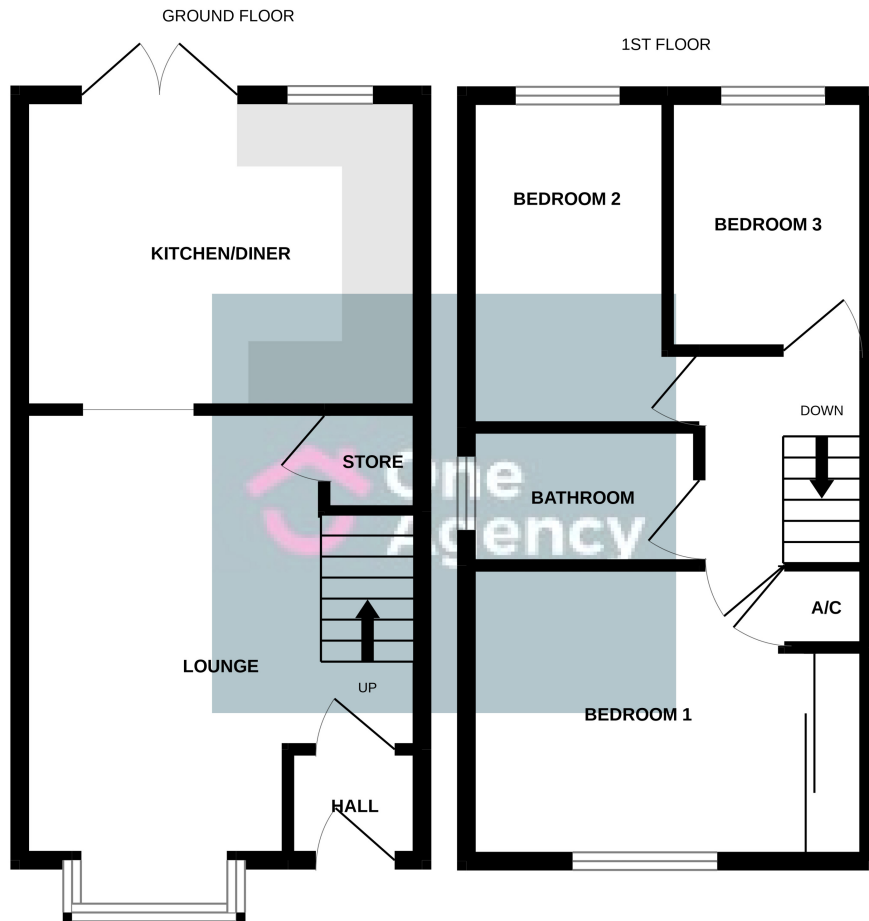
Outside

Attractive rear garden with decking area. Garden shed with power. Ample off road parking.

Agents Notes

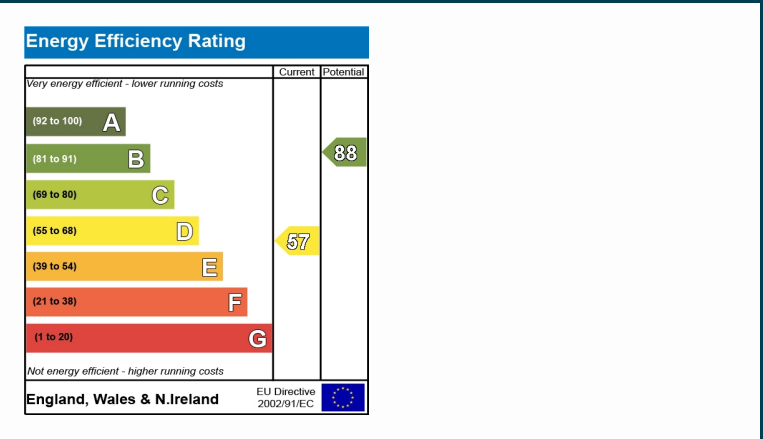
Council Tax Band B





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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