

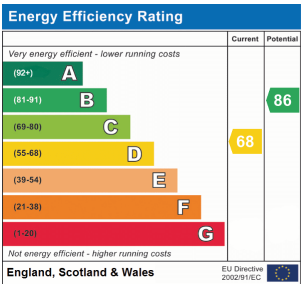
Approximate total area⁽¹⁾
74.51 m²
802.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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If school catchment is important to you, this could be the house for you... Located on the South West of town within a short distance of both Stanborough and Applecroft schools this well presented 3 bed terraced home could be the home to move to

- 3 bedroom terraced home
- Sought after South West side location
- Refitted bathroom
- Off road parking for 2 cars
- Sunny, private rear garden
- Potential to extend (STPP)

Ground Floor

Entrance Hall

A recently refitted double glazed composite door leading into the Entrance hall, with laminate flooring, Stairs to 1st floor, under stair storage cupboards, radiator. Archway leading through to kitchen and doorway leading through to living diner.

Living Room

Replacement UPVC double glazed Georgian style picture window to front. Continuation of the laminate flooring from the hallway, television and telephone points. Located within the chimney Breast there is a feature wood burning stove, radiator beneath the window, ceiling coving, open archway leading through to dining area.

Dining Area

Continuation of the laminate flooring, radiator, feature walk in bay with replacement uPVC double glazed Georgian style windows to side and further replacement french doors leading out on two rear garden, ceiling coving, recess ideal for a desk and work area.

Kitchen

Ceramic floor tiling, square edged laminate worktop with high gloss white fronted cupboards above and below, with chrome handles. Recently refitted integrated fridge freezer. Space and plumbing for automatic washing machine and slim line dishwasher. Integrated stainless steel oven and grill with further stainless steel 4 burner gas hob and extractor over, 1 ½ bowl sink unit with mixer tap over, ceramic wall tiling, replacement UPVC double glazed Georgian style window to rear.

First Floor

Landing

Loft access doors to bedrooms and bathroom.



Bedroom 1

Replacement UPVC double glazed Georgian style window to front, radiator, two feature wall light points, ample room for freestanding wardrobes, dressing tables and bedside cabinets.

Bedroom 2

Replacement UPVC double glazed Georgian style window to rear. Radiator.

Bedroom 3

Replacement UPVC double glazed Georgian style window to front, radiator. Over stair storage cupboard.

Bathroom

A refitted bathroom suite with white panel bath and Chrome effect mixer tap over with further thermostatically controlled shower above, concertina glass shower screen. Ceramic wall tiling, decorative ceramic floor tiling, wash hand basin with chrome tap over inset within a vanity cupboard below. Low level dual flush WC. Radiator. Replacement UPVC double glazed Georgian style window to rear with obscured glass. Storage cupboard with slatted shelving within and housing the refitted Vaillant boiler.

Outside

Front Garden

The front garden is mainly block paved, providing off road parking for two cars, there is a gated access to the side via a side passage, bin storage area and hedge surround.

Rear Garden

Leading from the French doors out of the dining area, there is a step leading down onto a flagstone patio area with hedge and timber fence surround and gated access to the side passage leading to the front. There is a timber clad shed with pitched and tiled roof and 2 doors leading into it, electric light and power within. Garden is mainly laid to lawn with a timber fence and hedge surround and a feature decking area with a pergola over. Gravel path to rear.

