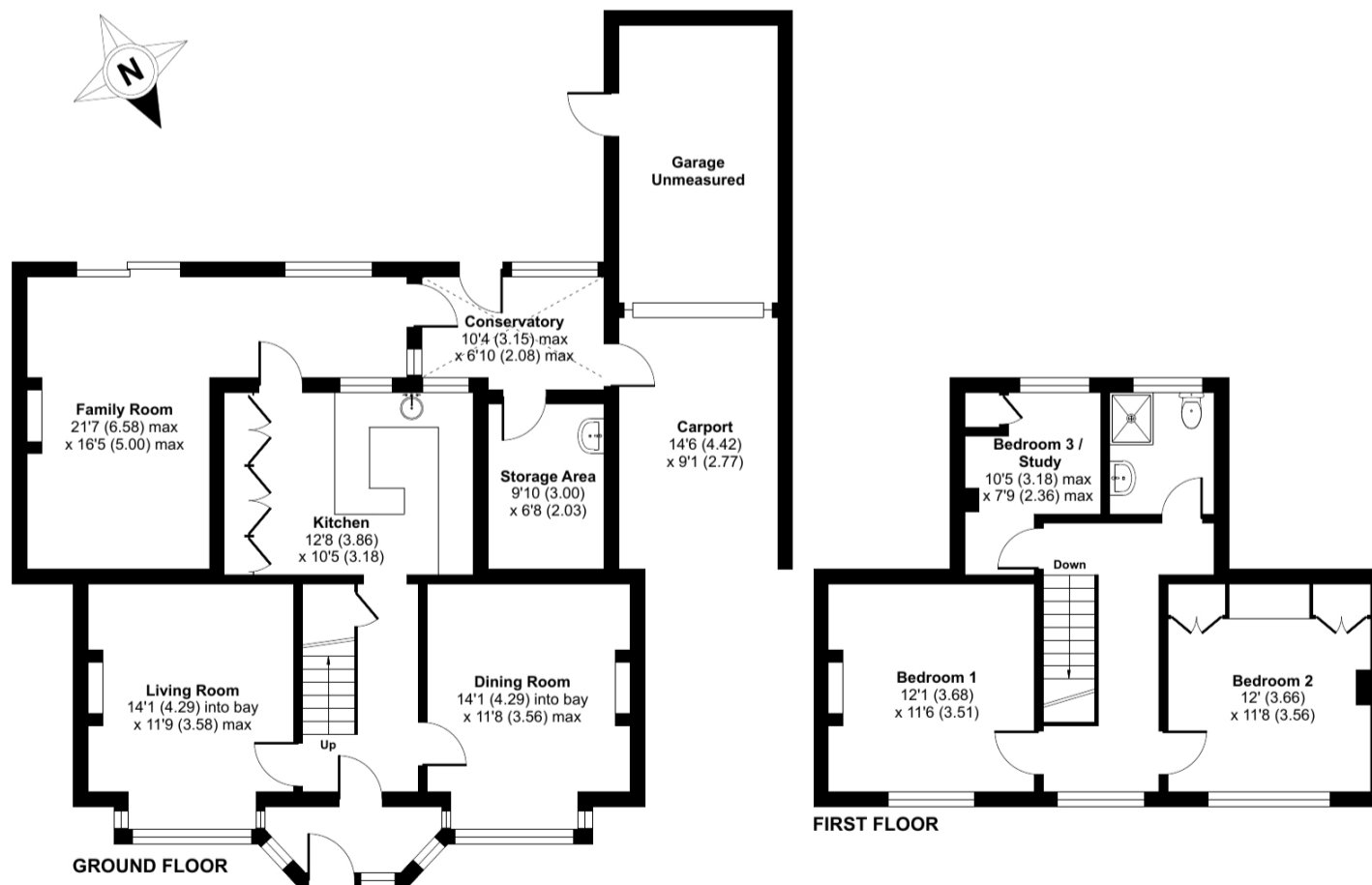




Approximate Area = 1564 sq ft / 145.3 sq m (excludes carport & garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		80	

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1074866

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

Viewing by appointment only

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**\*\* POTENTIAL, POTENTIAL, POTENTIAL \*\*** This 3 bedroom home requiring extensive renovation could be an ideal project for an innovative family looking to create their ideal family home. The property has scope to extend or adapt the current layout - subject to any necessary consents.

- No upward chain
- Single garage and off road parking for several cars
- A short stroll to well regarded local schools
- Versatile accommodation with 3 reception rooms
- An opportunity to create a family home to suit your needs (STPC)
- Larger than average rear garden

## GROUND FLOOR

### Entrance Porch

Obscured double glazed windows and door to front. Ceramic tiled flooring. Door to entrance hall.

### Entrance Hall

Stairs raising to first floor. Radiator. Doors in to living room, dining room and kitchen. Under stairs storage cupboard.

### Living Room

4.29m (in to bay) x 3.58m (max) (14' 1" x 11' 9")

Double-glazed walk in bay window to front. Picture rail. Radiator.

### Dining Room

4.29m (in to bay) x 3.56m (max) (14' 1" x 11' 8")

Double-glazed walk in bay window to front. Radiator. Open fire with tiled surround and hearth.

### Kitchen

3.86m x 3.18m (12' 8" x 10' 5")

Wall and base units with work surfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Radiator. Door in to family room.

### Family Room

6.58m x 5.00m (21' 7" x 16' 5")

Wall lights. Coal effect gas fire with timber surround and marble hearth. Radiator. Double-glazed patio doors on to rear garden. Double-glazed window to rear. Door to rear lobby.



### Rear Lobby

Double-glazed window to rear. Double-glazed door on to rear garden. Door to carport and door to storage room.

### Storage Room

3.00m x 2.03m (9' 10" x 6' 8")

## FIRST FLOOR

### Landing

Loft access. Radiator. Double-glazed window to front.

### Bedroom 1

3.68m x 3.51m (12' 1" x 11' 6")

Double-glazed window to front. Radiator. Picture rail.

### Bedroom 2

3.66m x 3.56m (12' 0" x 11' 8")

Double-glazed window to front. Radiator.

### Bedroom 3

3.18m x 2.36m (10' 5" x 7' 9")

Double-glazed window to rear. Wall mounted gas boiler. Airing cupboard housing hot water tank and shelving.

### Shower Room

Double shower cubicle, low level WC and pedestal wash hand basin. Radiator. Tiled splashbacks.

## OUTSIDE

### Front Garden

Paved driveway provides off road parking for several cars. Mature flower and shrub borders. Brick retaining wall.

### Rear Garden

Paved patio area enclosed by brick wall. Laid mainly to lawn. Access in to garage.

### Garage

Up and over door. Service door from garden.

### AGENTS NOTE:

The property has been has had an extensive water leak which has now been rectified . Due to this leak the property now has many areas of moisture/mould and as a safety precaution we are instructing all viewers to wear both gloves and masks. These will be provided on each viewing if required.

