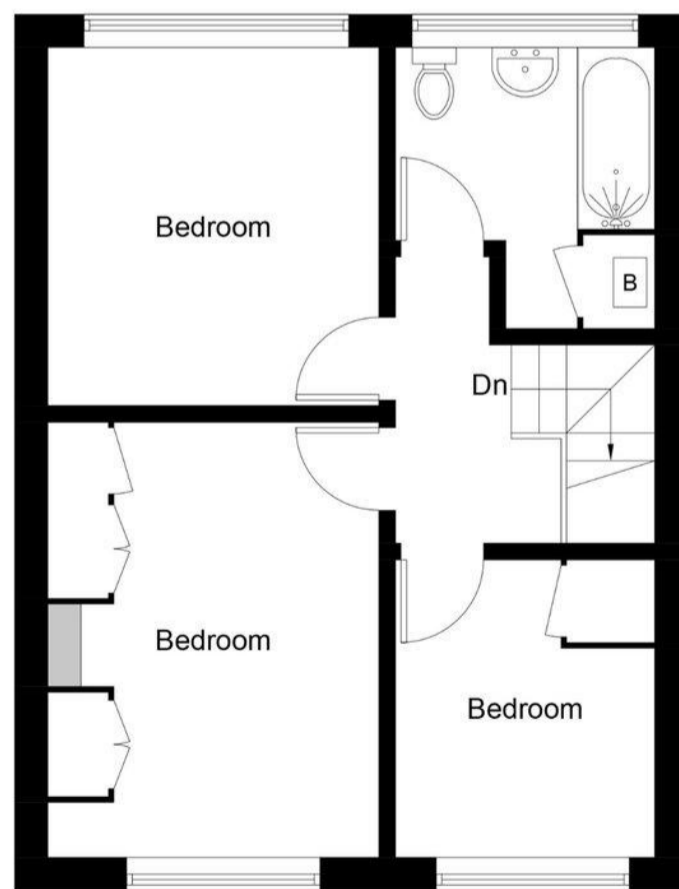


## 24 Greenslade Gardens

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft



**Ground Floor**



**First Floor**

For illustrative purposes only. Not to scale. ID824813  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision





This fabulous three bedroom semi detached house is competitively priced to reflect the need for some outstanding cosmetic works. Located in a traffic free Cul de Sac, overlooking the neighbourhood green, this family home is well placed for local schools, public transport links and open countryside walks. Offering well balanced accommodation, the layout briefly comprises; Entrance Hall, Sitting Room, Dining Room and Kitchen, 3 Bedrooms and Family Bathroom. Outside there are easily managed gardens to the front and rear along with a detached Garage and parking space. EPC to follow.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via UPVC double glazed front door with matching glazed panel to side. Stairs rising to first floor accommodation with storage cupboard below. Radiator and door to Kitchen.

### Kitchen

10' 11" max x 8' 8" (3.33m max x 2.64m)

Fitted with a range of base units and shelving with roll edge work surfaces over. Insets sink and drainer with mixer tap. Electric cooker and spaces for washing machine, dishwasher and upright fridge/freezer. Tiled floor and door to Dining Room. UPVC double glazed window to side and UPVC double glazed door to rear.

### Dining Room

10' 0" x 8' 8" (3.05m x 2.64m)

Feature lighting. Radiator and quality laminate flooring. UPVC double glazed patio doors to rear garden.

### Sitting Room

12' 11" x 10' 10" (3.94m x 3.30m)

Feature wood panelling to lower wall. Radiator and quality laminate flooring. Full height UPVC double glazed picture window to front, overlooking the green.

### Landing

Loft access with ladders. UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom.

### Bedroom 1

13' 0" x 9' 10" (3.96m x 3.00m)

A range of built in wardrobes. Radiator. UPVC double glazed window to front.

### Bedroom 2

10' 2" x 9' 10" (3.10m x 3.00m)

Wood effect laminate flooring. Radiator. UPVC double glazed window to front.

### Bedroom e3

8' 10" max x 7' 1" (2.69m max x 2.16m)

Built in cupboard. Radiator. UPVC double glazed window to front.

### Family Bathroom

8' 2" max x 7' 7" (2.49m max x 2.31m)

Fully tiled and fitted with a suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C.. Airing cupboard housing 'Worcester' combi boiler. Radiator and vinyl flooring. UPVC double glazed window to rear.

### Front Garden

Laid to lawn.

### Rear Garden

Enclosed by timber panel fencing and brick wall with gated access to front and rear. Hard landscaped for ease of maintenance, the area is laid to paved patio with central pathway through ornamental Plum Slate with shrub borders.

### Garage

Up and over door to front with pedestrian door to rear.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

