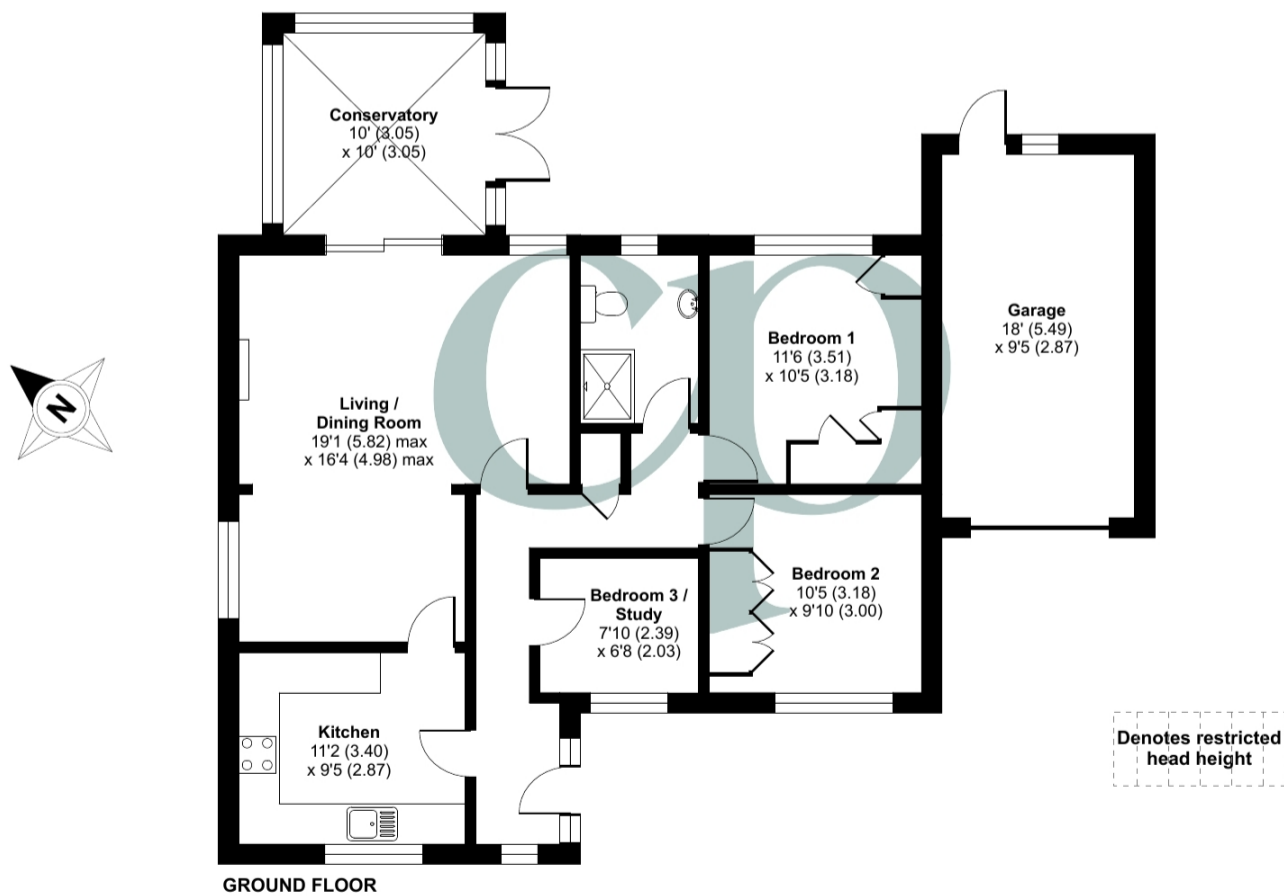




Approximate Area = 1128 sq ft / 104.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1101715

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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This well presented 2/3 detached bedroom is well positioned at the end of a small close of similar properties with just a short stroll to the town center amenities

- No Upward chain
- Bedroom 1 and 2 both with fitted wardrobes
- Well maintained rear garden with a variety of flower and shrubs
- Garage with remote control door, power, light and door onto rear garden
- 10ft x 10ft Conservatory
- Offered in excellent condition - Just move in !

GROUND FLOOR

Entrance Hall

Multi-pane, double-glazed window to front. Alarm control panel. Radiator enclosed in decorative cover. Airing cupboard housing hot water tank and shelving. Doors into study/bedroom 3, kitchen and living room.

Kitchen

3.40m x 2.87m (11' 2" x 9' 5")
A range of wall and base units with roll edged work surfaces over. Tiled splash backs. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Built in electric oven and gas hob with extractor hood over. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Radiator. Multi-pane double-glazed window to front. Wall mounted gas boiler enclosed in cupboard. Multi-pane door through to dining area.

Living / Dining Room

5.82m (max) x 4.98m (max) (19' 1" x 16' 4")
Dining area: Multi-pane double-glazed window to side. Radiator. Open archway through to Living room.
Living room: Multi-pane double-glazed window to rear. Coal effect gas fire with stone surround and hearth. Patio doors in to conservatory.



Conservatory

3.05m x 3.05m (10' 0" x 10' 0")
UPVC double-glazed conservatory with fitted blinds to the roof. Double-glazed double doors on to rear garden. Radiator.

Bedroom 1

3.51m x 3.18m (11' 6" x 10' 5")
Multi-pane double-glazed window to rear. Radiator. Built in wardrobes, overhead storage and bedside cabinets.

Bedroom 2

3.18m x 3.00m (10' 5" x 9' 10")
Multi-pane double-glazed bow window to front. Radiator.

Bedroom 3 / Study

2.39m x 2.03m (7' 10" x 6' 8")
Multi-pane double-glazed window to front. Radiator.

Shower Room

Suite comprising double shower cubicle, low-level WC and vanity wash hand basin. Fully tiled walls. Shaver point. Heated towel rail. Obscured multi-pane double-glazed window to rear.

OUTSIDE

Front Garden

Variety of mature, well stocked, flower and shrub borders. Paved pathway to front door. Gated access to rear. Paved parking area in front of garage for one car.

Rear Garden

Paved patio area. Mainly laid to lawn. Variety of mature, well stocked, flower and shrub borders. Timber shed to remain. Gated access to front.

Garage

5.49m x 2.87m (18' 0" x 9' 5")
Remote controlled up and over door. Roof void storage. Service door to rear garden.

