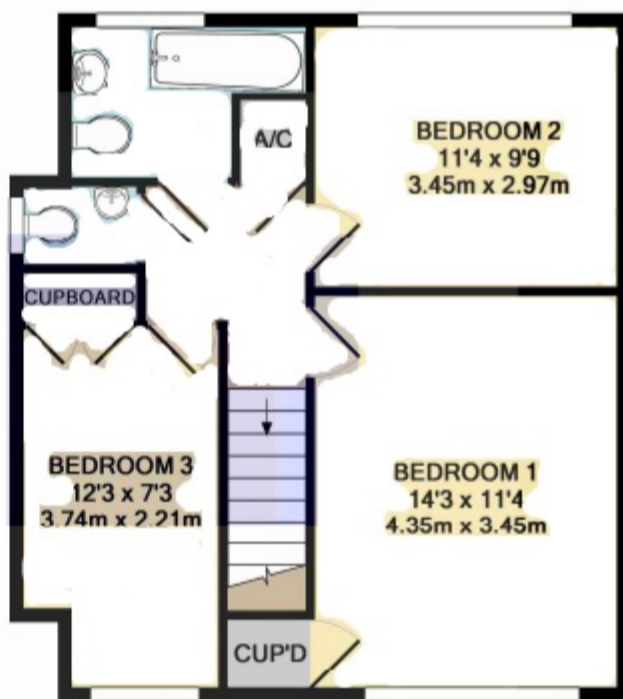


GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Offered for sale with no onward chain, this well presented family home could offer an uncomplicated scenario for those wishing to move quickly. Located to the West of the town centre, the property occupies a generous corner plot on this popular road with easy access to the town, local schools, public transport links and local playing fields. Offering scope to extend, subject to relevant planning permissions, the generous and well balanced accommodation briefly comprises; Entrance Hall, Kitchen/Breakfast Room, Sitting/Dining Room, three DOUBLE Bedrooms, Family Bathroom and second separate W.C. Outside there are fabulous corner plot gardens, driveway and integral Garage.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door with matching glazed panels. Stairs rising to first floor accommodation. Radiator and quality wood effect laminate flooring. Doors to Kitchen/Breakfast Room and Sitting/Dining Room.

Kitchen/Breakfast Room

17' 10" x 10' 0" (5.44m x 3.05m)

Fitted with a modern range of wall and base units with square edge wood effect work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven and gas hob with extractor over. Spaces for; washing machine, dishwasher and fridge/freezer. Cupboard housing combi boiler and pantry. Wood effect vinyl flooring. UPVC double glazed to front and side aspects. UPVC double glazed door to side.

Sitting/Dining Room

22' 0" x 12' 6" (6.71m x 3.81m)

Feature fireplace with coal effect gas fire inset. Radiator and quality wood effect laminate flooring. UPVC double glazed window to rear aspect and UPVC double glazed French door opening on to rear Garden.

Landing

Loft access with ladders. Airing cupboard. Doors to Bedroom, Family Bathroom and second W.C.

Bedroom 1

14' 3" x 11' 4" (4.34m x 3.45m)

Radiator. UPVC double glazed window to front.

Bedroom 2

11' 4" x 9' 9" (3.45m x 2.97m)

Radiator. UPVC double glazed window to rear.

Bedroom 3

12' 3" x 7' 3" (3.73m x 2.21m)

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

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with electric shower over, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, vinyl flooring and UPVC double glazed window to rear.

Second W.C.

Fitted with a white suite comprising; low level W.C and wash hand basin. UPVC double glazed window to side.

Frontage

Enclosed by natural hedging and laid to driveway and grass with gated access to rear.

Garage

Up and over door. Power connected.

Rear Garden

As a corner plot, the garden immediately to the rear and side of the property is laid to patio and enclosed by brick wall with a gate to the larger lawned garden to side. This garden is fully enclosed with gated access to the front.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

