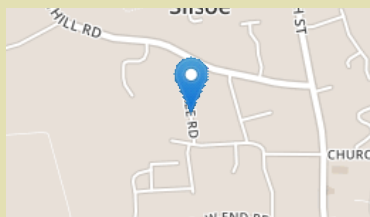
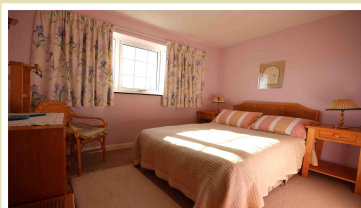




We have every effort been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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A delightful three bedroom end of terrace family house set back from the road overlooking communal green area to the front. Situated in a desirable location and within excellent school catchments.

- Entrance Porch
- Lounge / dining room
- Re-fitted kitchen breakfast room
- Three bedrooms
- Spacious modern family bathroom with Separate shower cubicle
- Single garage in nearby block
- Rear private garden

GROUND FLOOR -

Entrance - Wooden entrance door & step up into;

Entrance Porch - Fully enclosed entrance porch. Double glazed Georgian style window to side aspect. Carpet as fitted. Door leading into;

Open plan Lounge - Dining Area - 26' 10" x 10' 12" (8.18m x 3.35m) max narrowing to 9' x 9' (2.74m x 2.74m). Georgian style double glazed windows to front and rear aspect. Georgian style double glazed UPVC door with matching light panel leading into the rear garden. Electric air heating vents. Carpet as fitted. Panel doors leading to inner lobby and kitchen.

Kitchen Breakfast Room - 15' 1" x 7' 8" (4.60m x 2.34m) Frosted Georgian style double glazed window to side aspect. Double glazed Georgian style window to front elevation. Good range of modern base and wall mounted units with matching roll top work surfaces. Double electric oven. Gas four ring burner hob with extractor over. Single stainless steel sink drainer with mixer taps over and cupboards below. Integrated dishwasher. Space and plumbing for washing machine and tumble dryer. Space for floor standing fridge / freezer. Good range of splash back tiles. Ceramic tiled floor.

FIRST FLOOR -

Inner Lobby - Stairs to first floor and carpet as fitted. Floor standing boiler. Under stair storage area.

Landing -

Access to loft area. Airing cupboard housing hot water tank and shelving. Separate useful storage cupboard complete with shelving. Panel doors to all bedrooms and family bathroom.

Bedroom One - 10' 8" x 8' 10" (3.25m x 2.69m) including wardrobes. Double glazed Georgian style window to rear aspect. Fitted wardrobes with hanging space. Radiator. Carpet as fitted.

Bedroom Two - 10' 8" x 9' 11" (3.25m x 3.02m) Georgian style double glazed window to front aspect. Radiator. Carpet as fitted.

Bedroom Three - 10' 9" x 6' 10" (3.28m x 2.08m) Double glazed Georgian style window to rear aspect. Radiator. Carpet as fitted.

Family Bathroom - 9' 10" x 6' 10" (3.00m x 2.08m) Frosted double glazed Georgian style windows to front aspect. Vanity unit wash hand basin with cupboards below and above. Panel bath with telephone handset. Low level WC. Large glass walk in shower cubicle with range of splash back tiles and Aqualisa shower. Built in Storage cupboard with louver door. Good range of splash back tiles and ceramic tiled floor.

OUTSIDE -

Rear Garden - Mainly laid to lawn with shrub and flower borders. Patio. wooden storage shed. Part walled and wooden fences to boundaries.

Single Garage - Garage Single garage located in a block complete with up and over garage door. Power and lights. Parking for one vehicle in front of the garage.

Agents Note - Agents Note - Council Tax ' C '