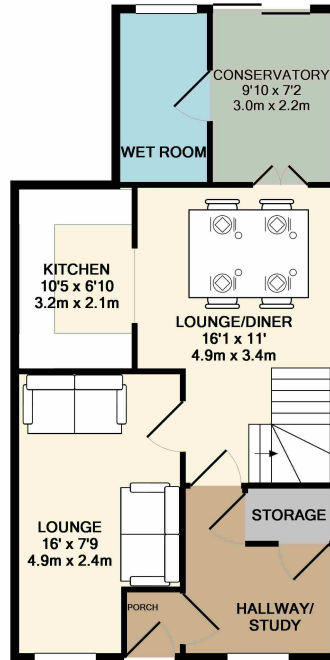


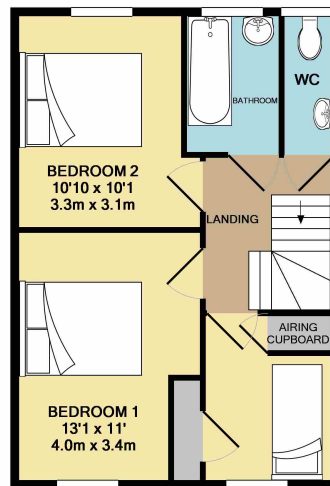


Guide Price £260,000 - £280,000! Offered with no onward chain is this extended three bedroom home offering an entrance lobby/study, lounge, dining room, conservatory, wet room, three bedrooms and a bathroom and separate WC. The property also comes with a driveway for two vehicles and a rear garden and is situated in a pleasant cul-de-sac location.





GROUND FLOOR
APPROX. FLOOR
AREA 592 SQ. FT.
(55.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ. FT.
(43.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1064 SQ. FT. (98.9 SQ. M.)

Whilst every attempt has 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 mis-statement. 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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Guide Price £260,000 - £280,000!

Porch – Double glazed entrance door to front and doorway to hallway/study.

Hallway/study: Double glazed window to front, storage cupboard.

Dining room/Lounge:: 16'1 x 11' Double glazed French doors to conservatory, radiator, stairs to first floor, door to kitchen.

Lounge: 16' x 7'9 Double glazed window to front, radiator.

Kitchen: 10'5 x 6'10 Stainless steel single drainer sink unit inset into a roll edged work surface, matching base and wall units, space for appliances, wall mounted boiler, double glazed window to rear.

Conservatory: 9'10 x 7'2 Double glazed French doors to rear, radiator, laminate flooring.

Wet Room: fitted shower, wash hand basin, WC, radiator, double glazed window to rear, tiled walls.

Landing: Stairs to ground floor, loft access.

Bedroom 1: 13'1 x 11' Double glazed window to front, radiator.

Bedroom 2: 10'1 x 10'10 Double glazed window to front, radiator.

Bedroom 3: 7'5 x 7' Double glazed front, radiator, airing cupboard, built in storage cupboard.

Bath/WC: Panelled bath, wash and basin, part tiled walls, double glazed window to rear.

WC: WC, tiled walls, double glazed window to rear.

Outside:

Front – Driveway to front for two vehicles.

Rear – Private garden laid to patio and enclosed by fencing.

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