



NO CHAIN! Twinley Property are pleased to offer this well maintained, spacious three bedroom home tucked away in a cul de sac in Barnwood. Offering modern kitchen, bath and shower room and gas central heating. Other benefits include communal parking.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DRAFT DETAILS

Front: Front lawn with potential to create driveway subject to any relevant permissions.

Entrance hall: Single glazed front door. Radiator. Stairs to first floor.

Lounge 13'3 x 11'1 uPVC double glazed window to rear. Radiator. TV point.

Kitchen 13'6 x 8'4 max. uPVC double glazed windows to front aspect. Matching wall and base units with integrated electric hob and oven. Space for washing machine. Sink drainer. Wall mounted combi boiler. Laminate flooring. Storage pantry. Open to dining room.

Pantry 3'5 x 4'1 uPVC double glazed window to front. Laminate flooring. Shelving for storage.

Dining room 11'3 x 10'5 uPVC double glazed French doors to garden. Radiator. Laminate flooring.

Landing: uPVC double glazed window to front. Loft hatch entrance.

Bedroom one 13'7 x 11' uPVC double glazed window to rear. Radiator.

Bedroom two 11' x 10'5 uPVC double glazed window to rear. Radiator. TV point.

Bedroom three 10'2 x 8'6 uPVC double glazed window to front. Radiator.

Bath and shower room 8'7 x 6'6 Tiled floor. Shower enclosure. Panelled bath. Low level WC. Wash hand basin built in to vanity unit. Extractor fan. Easy clean panelled walls. Radiator.

Rear garden: Mainly laid to lawn. Patio. Brick built shed. Shared side access.

A copy of the EPC is available on request.

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