





**Guide Price
£550,000**

Situated just a short walk from the town centre and all local amenities this spacious three bedroom extended semi detached home stands on a good sized enclosed plot. The property does require some modernisation but equally offers tremendous potential to extend (subject to usual planning permissions) and benefits include a large lounge/dining room, kitchen/breakfast room, garage and workshop and driveway parking for several cars.

Property Description

ENTRANCE

Door to:

ENTRANCE PORCH

Glazed door to

ENTRANCE HALL

Stairs rising to first floor with under stairs storage cupboard, radiator.

LOUNGE/DINING ROOM

Double glazed window to front aspect. Feature fireplace, opening to kitchen, two radiators.

KITCHEN/BREAKFAST ROOM

Double glazed window and double glazed door to rear aspect, further window to side aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, double bowl stainless steel sink with mixer tap, space for cooker with extractor fan over, plumbing for dishwasher, space for under counter fridge, radiator, plumbing for washing machine, wall-mounted gas combination boiler, space for tumble dryer.

BATHROOM

Double glazed frosted window to side aspect. Low level WC, panelled bath with shower over, wash hand basin, heated towel rail.

LANDING

Double glazed window to front aspect. Radiator, airing cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Built-in wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

OUTSIDE

GARAGE/WORKSHOP

Accessed via double wooden doors, power and lighting, opening to workshop area, personal door to rear garden.

FRONT GARDEN

Mainly laid to lawn with driveway providing parking for several cars leading to the garage.

REAR GARDEN

Mainly laid to lawn with paved patio area, all enclosed by panel fencing, outside light and cold water tap, personal door to garage.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.