







**£290,000**

A one bedroom house situated within this popular location that has been fully updated throughout and now boasts a refitted kitchen, lounge leading into a conservatory dining room, double bedroom with built in wardrobes, luxury bathroom. Fully enclosed private garden and allocated parking. The property also benefits from a recently replaced gas boiler.

# Property Description

## Entrance

Replaced composite front door to entrance hall, tiled floor, coving to the ceiling, door to.

## Lounge

With wood effect flooring, stairs to the first floor with useful under stairs storage cupboard, radiator, TV point, coving to the ceiling, double glazed window to the rear and double glazed door to the conservatory.

## Conservatory/ Dining Room

A double glazed conservatory, wood effect flooring, electric heater, twin double glazed doors leading to the garden.

## Kitchen

A refitted kitchen with a range of base and eye level storage units, work surface areas with inset single drainer sink unit with mixer tap set below double glazed window to the rear. Four ring gas hob with stainless steel canopy extractor hood over and electric oven below, tiled surrounds and wood effect flooring.

## Landing

Stairs to the first floor, two storage cupboards, access to the loft space.

## Bedroom

A double bedroom with double glazed window to the rear, radiator, built in wardrobe, cupboard housing recently replaced ( 2022 )wall mounted combination gas boiler, feature panelling to one wall, coving to the ceiling.

## Bathroom

A luxury refitted suite comprising, low level WC, pedestal wash hand basin with mixer tap, P shaped bath, shower over with fixed rainfall shower head, glass shower screen, double glazed window to the rear, tiled surrounds, recessed spot lighting, wall hung radiator, extractor fan.

## Outside

### Front Garden

Open plan front garden with path to the front door.

### Rear Garden

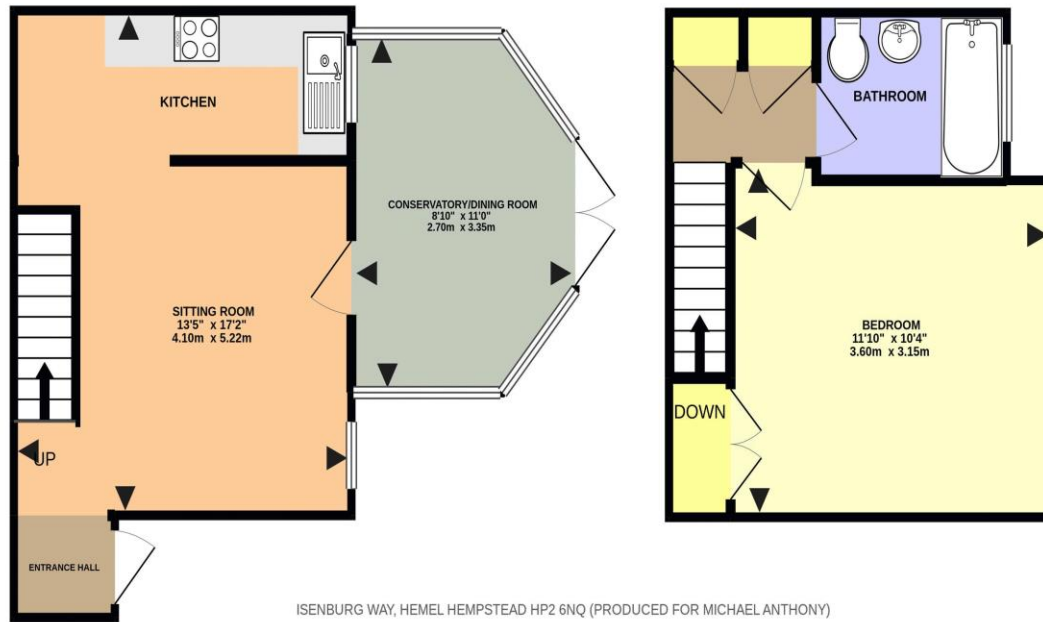
A private fully enclosed rear garden laid with ease of maintenance in mind. Laid with artificial grass and raised surrounding flower beds, gated side access

### Parking

Allocated parking space.

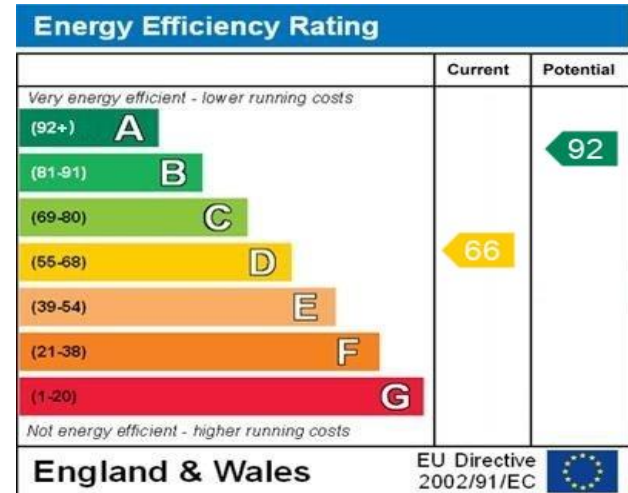
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.9 sq.m.) approx.

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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