





£290,000

This modern one bedroom house situated in the sought after Fields End development, offers well presented accommodation throughout, including a spacious lounge, kitchen, double bedroom, and bathroom. Outside, the property benefits from its own private garden and an allocated parking space. An ideal first-time purchase or investment opportunity.

Property Description

Entrance

UPVC double glazed front door to entrance porch:

Entrance Porch

Double glazed windows to side aspect, door to.

Lounge

Double glazed bay window with patio doors to the front, thermostat control, double panel radiator, gas, stairs rise to the first floor.

Kitchen

Fitted with a range of storage units at base and eye level, work surface areas, one and a half bowl single drainer sink unit with mixer tap set below double glazed window, double panel radiator, electric four ring hob with extractor over, electric oven.

First Floor Landing

Access to loft space, doors to bedroom and bathroom,.

Bedroom

Double glazed window to the rear, double panel radiator, cupboard housing gas combi boiler.

Bathroom

Three piece suite comprising low level wc, panelled bath with shower over, wash hand basin, double panel radiator, tiled splash back areas, double glazed window.

Outside

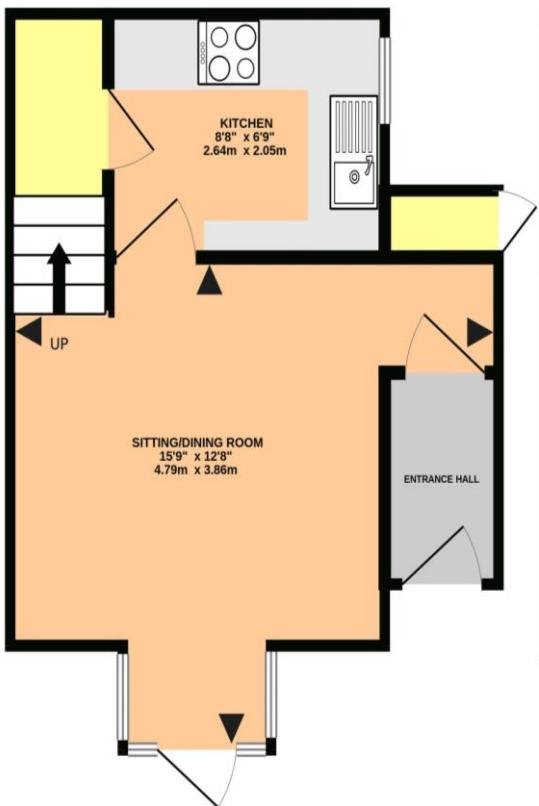
Garden

Path to front door, bin storage cupboard, laid to lawn with decked seating area, surrounding established borders.

Parking

Allocated parking, with further visitors parking.

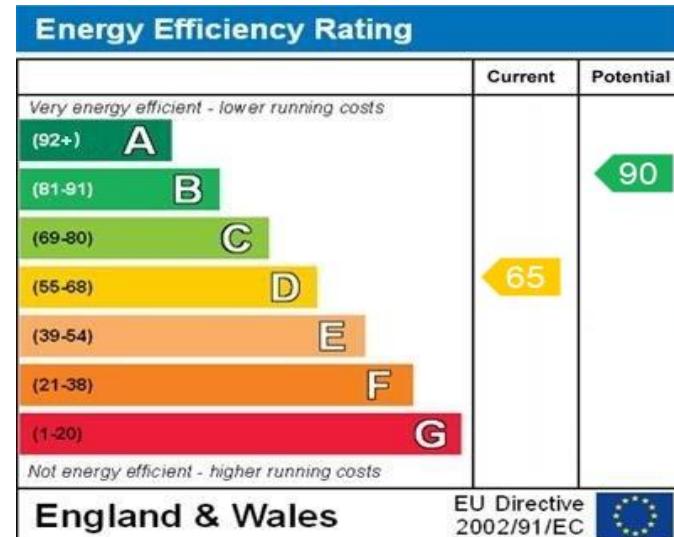
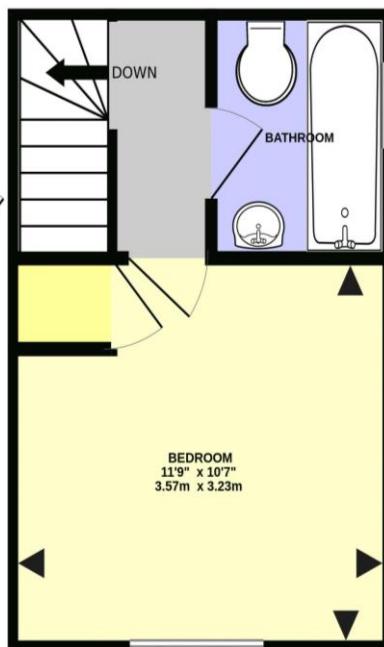
GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.8 sq.m.) approx.

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1ST FLOOR
204 sq.ft. (19.0 sq.m.) approx.



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