





**£375,000**

Set in a quiet cul de sac in a popular location, this recently refurbished three bedroom family home offers a surprising amount of accommodation, comprising generous lounge/dining room, a new fitted kitchen, utility, three well proportioned bedrooms and a modern family bathroom. Additionally, the property has a private rear garden. NO ONWARD CHAIN.

# Property Description

## ENTRANCE

Steps leading down to front door. Door to:

## ENTRANCE HALL

Frosted double glazed window to front aspect. Stairs to first floor, radiator, door to:

## LOUNGE/DINING ROOM

Double glazed windows to front and rear aspects. Feature fireplace, radiator, wood effect flooring, door to kitchen.

## KITCHEN

Double glazed window and door to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink with mixer tap, tiled splash back, integrated oven and gas hob with extractor fan over, space for dishwasher, wood effect flooring, door to:

## UTILITY ROOM

Range of built in storage cupboards, space for washing machine and tumble dryer, radiator, wall mounted boiler concealed in unit.

## LANDING

Access to loft space, built in storage cupboard, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe and built in storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, built in storage cupboard.

## BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., wash hand basin, panelled bath with shower over, towel radiator, extractor fan, wood effect flooring, tiled walls.

## OUTSIDE

### FRONT GARDEN

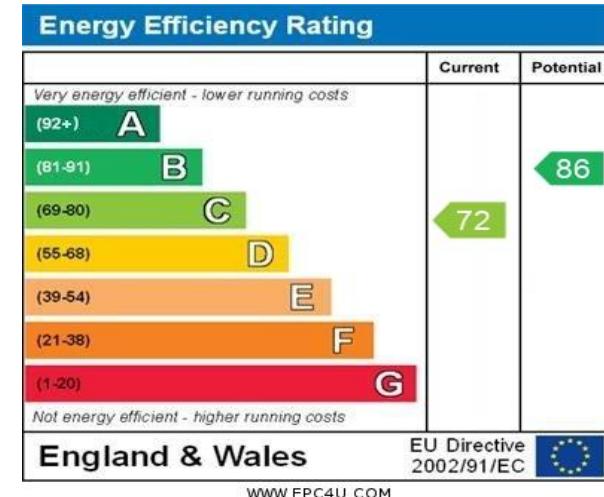
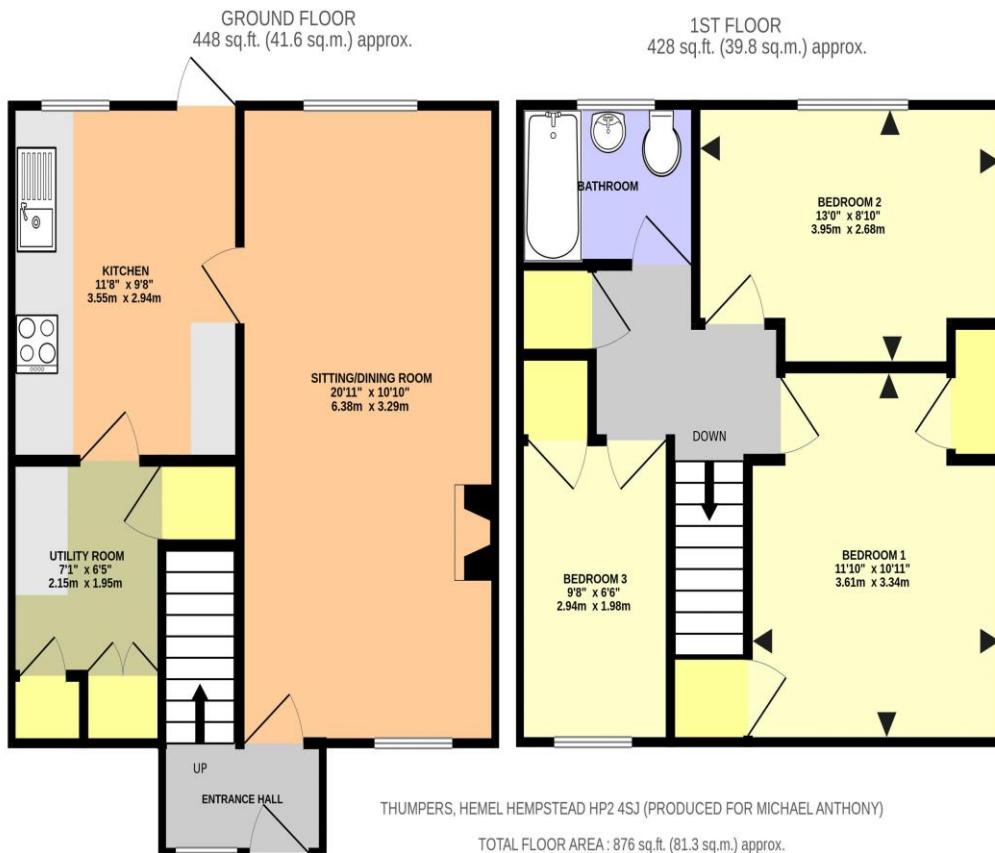
Low maintenance, shingled border, enclosed by matured hedging, outside light, outside storage.

### REAR GARDEN

Landscaped rear garden with patio and lawn areas, timber storage shed, gate leading to rear passageway.

### COUNCIL TAX BAND: C

### EPC RATING: C



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