





£331,500

We are delighted to offer for sale this modern two bedroom semi detached home situated in the highly sought after Swallowfields development, in excellent condition throughout and boasting an ensuite shower room the master bedroom, fully fitted kitchen with integrated appliances, lovely enclosed gardens and a garage with driveway parking. All located within easy reach of local shops and popular schools.

Property Description

Entrance Hall

UPVC double glazed door opens, radiator and cupboard housing boiler.

Cloakroom

comprising a low level WC, wash hand basin and radiator

Lounge/Diner

Double glazed windows and double glazed patio doors to the rear garden, two radiators, TV point.

Kitchen

Fitted with a range of wall and base units with work surfaces over, single drainer stainless steel sink unit with mixer tap, water-softener, drinking water filtered tap, electric oven and gas hob with stainless steel cooker hood over, integrated dishwasher, washing machine and fridge/freezer, tiled flooring and double glazed window to the front.

First Floor Landing

Stairs to the first floor.

Bedroom One

Two double glazed windows to the rear, fitted wardrobes and radiator.

Ensuite

A three piece suite comprising. Tiled shower cubicle, wash hand basin with mixer tap, low level WC, radiator, tiled surrounds, extractor fan.

Bedroom Two

Two double glazed windows to the front, fitted wardrobes, access to the loft and radiator.

Bathroom

A three piece comprising a bath with mixer taps and shower over, wash hand basin with mixer tap, low level WC, radiator and tiled surrounds, double glazed window to the side.

Outside

Garage

Driveway to the garage with up and over door, useful eaves storage space and Velux window.

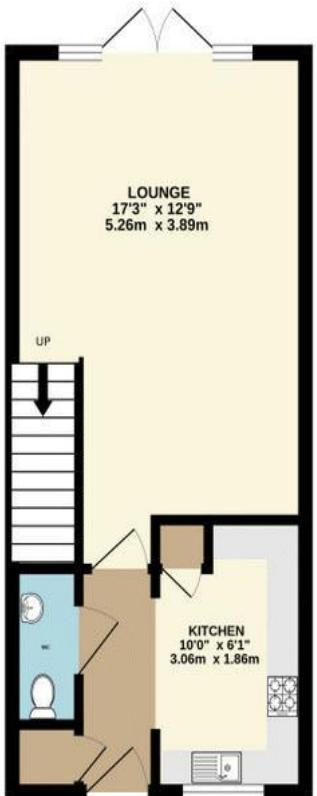
Front Garden

Open plan with path to the front door, outside light.

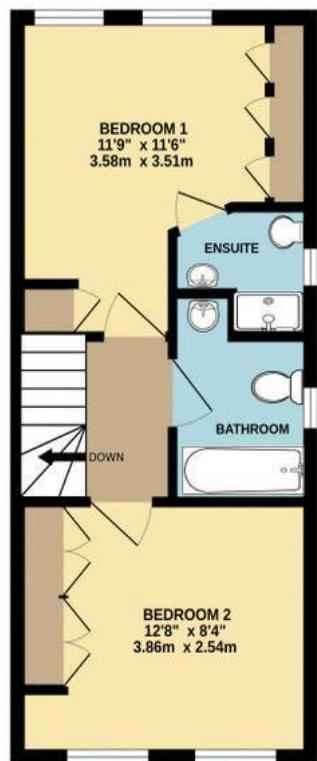
Rear Garden

A fully enclosed rear garden with a paved area to the immediate rear, laid mainly to lawn with surrounding borders, outside power point, security light and cold water tap, timber storage shed, gated rear access.

GROUND FLOOR
325 sq ft. (30.2 sq.m.) approx.



1ST FLOOR
325 sq ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq ft. (60.3 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 inaccuracy. The floorplan 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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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

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