







**£340,000**

A spacious three-bedroom end-of-terrace home occupying a generous corner plot overlooking a green. Offering great refurbishment potential, the property features a private rear garden, garage, utility space, downstairs WC, and a recently installed boiler. With three well-proportioned bedrooms, a family bathroom, and a practical layout throughout, this home is ideal for buyers looking to modernise and make it their own. Located within walking distance of well-regarded schools, local shops, and convenient transport links.

# Property Description

## Entrance

Radiator, stairs leading to first floor, door to cloakroom, living/dining room and kitchen.

## Cloakroom

Pedestal hand wash basin, WC, double glazed window to rear.

## Lounge/Diner

Double glazed window to front and rear, radiator.

## Kitchen

Range of floor and wall mounted units, built in oven, gas hob, space for fridge, space for dishwasher, sink with drainer, double glazed window to rear, door to utility.

## Utility room

Space for washing machine, space for tumble dryer, wall mounted gas boiler, door to garden,

## Bedroom 1

Double glazed window to front, radiator.

## Bedroom 2

Double glazed window to rear, radiator.

## Bedroom 3

Double glazed window to front, radiator, storage cupboard.

## Bathroom

Panel bath, frosted double glazed window to rear, hand wash basin in vanity unit, WC.

## Landing

Doors to bedrooms and bathroom, access to loft, airing cupboard.

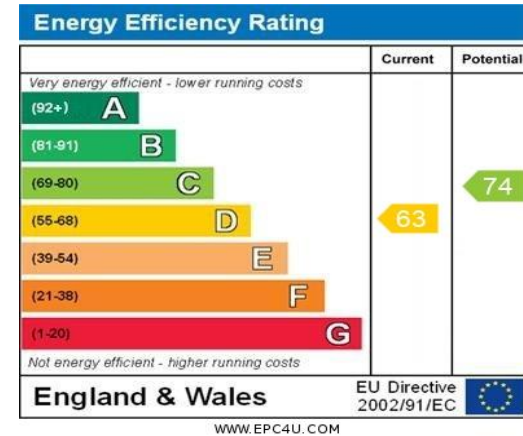
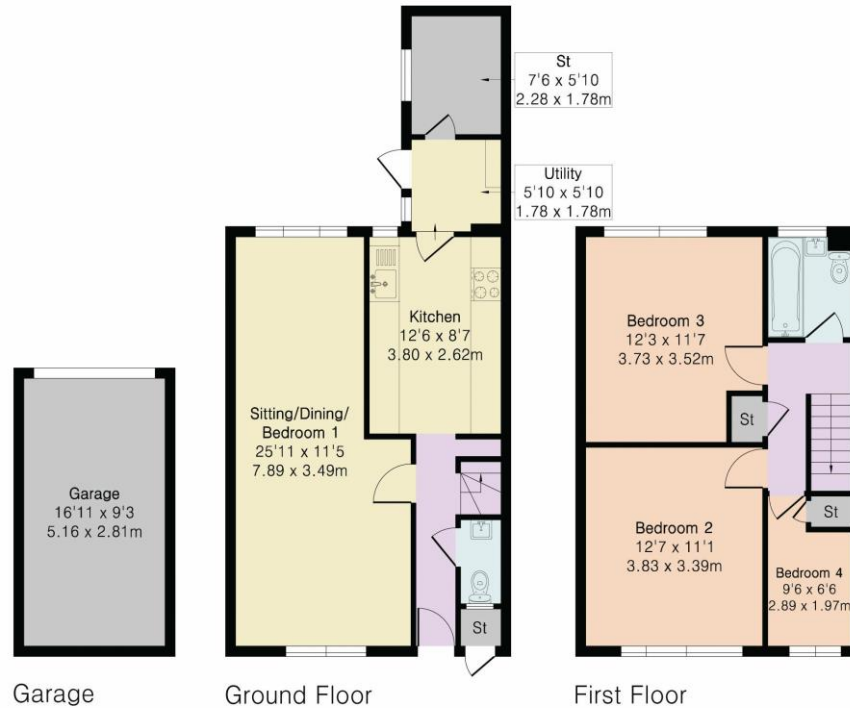
## Rear Garden

Mainly laid to lawn with patio area, rear access gate.

## Garage

**Approximate Gross Internal Area 978 sq ft - 91 sq m  
(Excluding Garage)**

Ground Floor Area 530 sq ft – 49 sq m  
First Floor Area 448 sq ft – 42 sq m  
Garage Area 156 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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