

**Guide Price
£425,000**

Michael Anthony are delighted to bring to the market this beautifully presented three bedroom end of terrace house in the picturesque Old Town. Having recently had a full refurbishment throughout, modernising the fully fitted kitchen with integrated appliances, fully redecorated living room, newly refitted family bathroom and three bedrooms upstairs. The house has a private rear garden that's been fully redone with artificial grass and backs on to fields. There is allocated parking for residents and visitors.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to cloakroom and lounge.

CLOAKROOM

Obscure double glazed window to front aspect. Low level w.c., wash hand basin with mixer tap, radiator.

LOUNGE

Double glazed window to front aspect. Stairs to first floor, understairs storage cupboard, coving to ceiling, two wall mounted vertical radiators.

KITCHEN/DINER

Double glazed door and window to rear. Range of base and eye level units, slimline work surface, one and a half single drainer sink unit, mid level oven, microwave, electric hob with extractor over,, wine cooler, integrated fridge/freezer, dishwasher and washing machine, spotlights, wall mounted vertical radiator.

LANDING

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

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe, radiator, coving to ceiling.

BEDROOM TWO

Double glazed window to rear aspect. Wardrobe to remain, radiator, coving to ceiling

BEDROOM THREE

Double glazed window to front Radiator, coving to ceiling.

BATHROOM

Obscure double glazed window to rear aspect. Walk in shower, low level w.c., his and hers sinks, complementary tiling, heated towel rail, coving to ceiling.

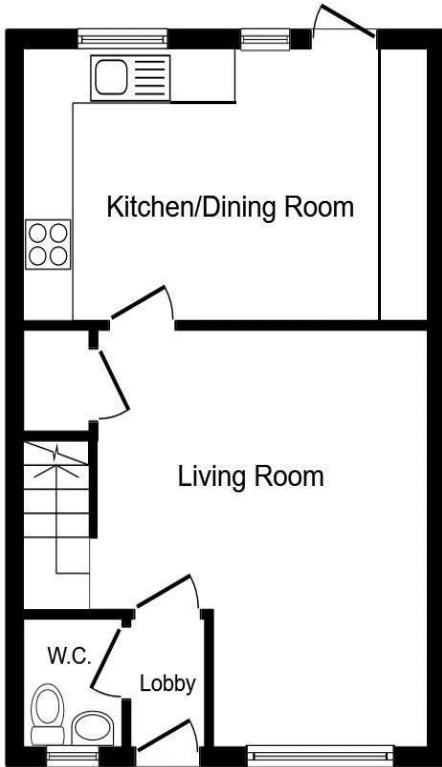
OUTSIDE

PARKING

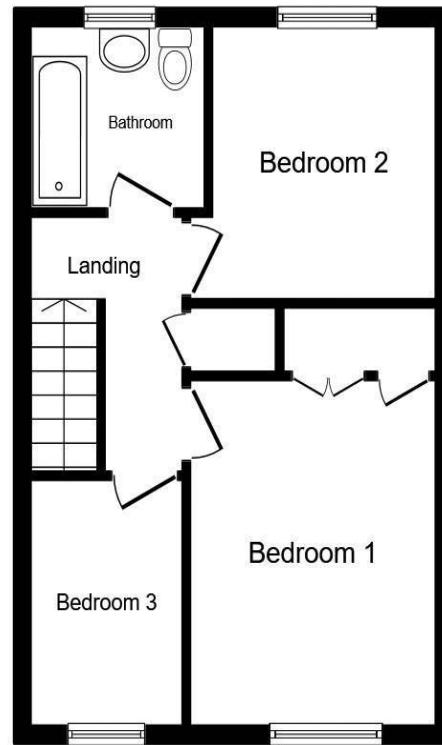
Allocated parking space.

GARDEN

North facing garden enclosed by timber fencing panels, artificial grass, outside tap, outside light, rear gated access.



Ground Floor



First Floor

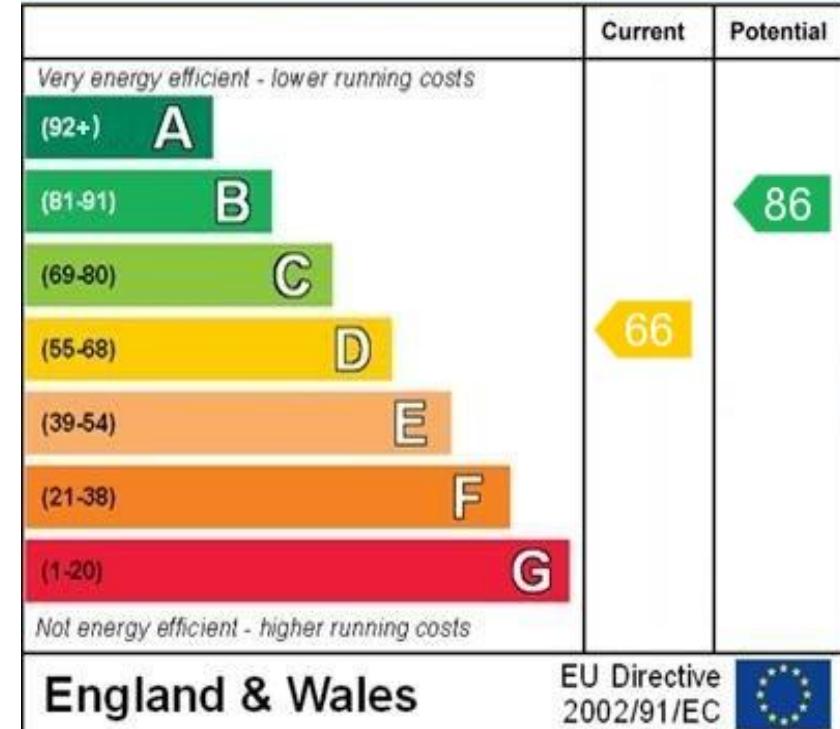
Total floor area 76.0 sq. m. (818 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

Energy Efficiency Rating



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