





**£260,000**

**\*NO UPPER CHAIN\*** Michael Anthony Estate agents are pleased to welcome to the market this three bedroom terraced property in Prebendal Farm. The property offers downstairs cloakroom, large kitchen, lounge/dining room, upstairs there are three generous sized bedrooms and four piece family bathroom. Outside there are gardens to the front and rear of the property. Viewing is highly recommended.

# Property Description

## **ENTRANCE**

Front door to entrance hall.

## **ENTRANCE HALL**

Under stairs cupboard, stairs rising to first floor, doors to:

## **CLOAKROOM**

Window to front aspect, low level WC, wash hand basin in vanity unit, cupboard housing boiler, tiled flooring.

## **LOUNGE/DINER 12' 4" x 21' 7" (3.76m x 6.57m)**

Window to front aspect, french style doors to garden, brick decorative fire place, brick divide to dining area.

## **KITCHEN 10' 0" x 10' 8" (3.05m x 3.25m)**

Window to rear aspect. Range of base and eye level units with work surface over, single sink drainer with mixer tap over, 4 ring gas hob, oven and extractor fan over, double glazed door to rear.

## **LANDING**

Access to loft space.

## **BEDROOM ONE**

Window to rear aspect, built in wardrobe.

## **BEDROOM TWO 11' 6" x 8' 4" (3.50m x 2.54m)**

Window to rear aspect, built in wardrobe.

## **BEDROOM THREE 9' 3" x 9' 10" (2.82m x 2.99m)**

Window to front aspect.

## **BATHROOM 6' 10" x 9' 2" (2.08m x 2.79m)**

Window to rear aspect, paneled bath with mixer tap and shower attachment over, Corner shower cubicle, low level WC, wash hand basin in vanity unit.

## **OUTSIDE**

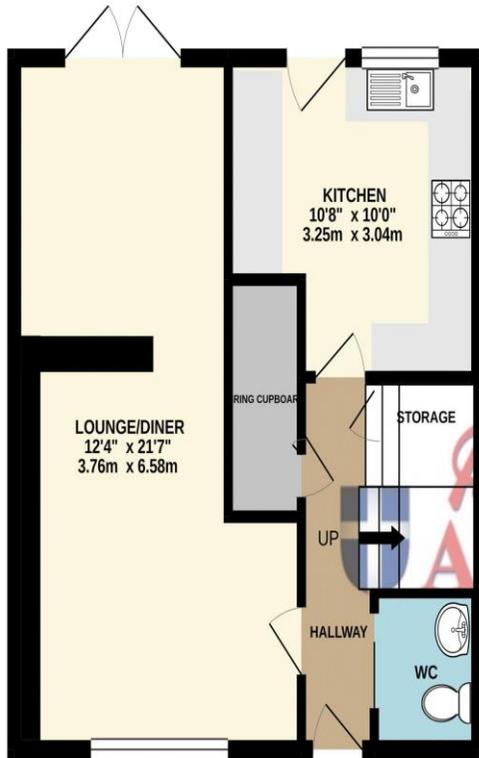
### **FRONT GARDEN**

Paved front garden, hedging, central trellis with gate, path to front door.

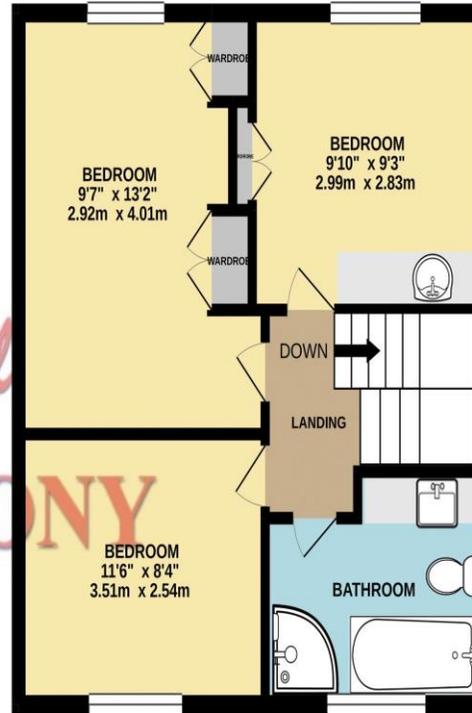
### **REAR GARDEN**

Brick built enclosed garden boundary, outside tap, paved patio area, shrubs and plants, gated rear access.

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

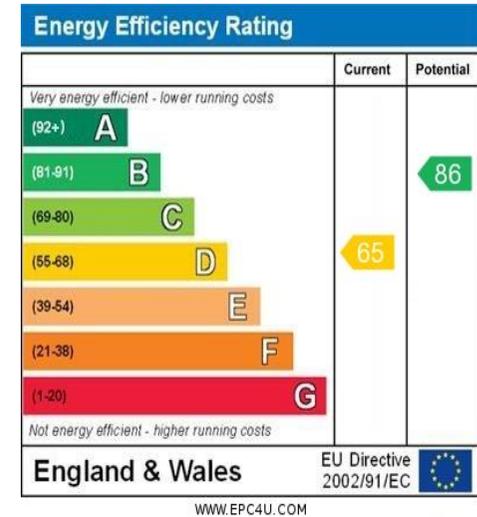


1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (77.9 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 mis-statement. This plan 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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