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**Offers in Excess of £290,000 Freehold**

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They say 'you can't tell a book from its cover', and with this **MODERN END TERRACE HOUSE** this is very much the case. Improved over the recent years, the property boasts a **replacement kitchen and bathroom**, plus the added bonus of the **larger than average garden**. Add to this gas fired central heating and uPVC framed double glazed windows and one can see where the differences lie and why this agent recommends internal inspection for fully appreciate the benefits on offer. If this sounds like something that interests you, why not contact **May's** for an appointment to view.

## ACCOMMODATION

**uPVC framed double glazed door to:**

### ENTRANCE HALL:

radiator; utility cupboard housing washing machine and boiler; opening to:

**KITCHEN:** 9' 10" x 6' 10" (2.99m x 2.08m)

(maximum measurements over units) range of floor standing drawer and cupboard units having worktop with pull up power socket; matching wall mounted cabinets over; splash backs; inset stainless steel sink with incinerator; space for fridge freezer; space and plumbing for dishwasher; electric oven; four burner gas hob.

**LIVING/DINING ROOM:** 16' 3" x 15' 4" (4.95m x 4.67m)

radiator; fire surround; understairs store cupboard; T.V. aerial point.

### F.F. LANDING:

trap hatch to part boarded roof space with loft ladder; power and light; linen cupboard with slatted shelving.

**BEDROOM 1:** 10' 5" x 9' 9" (3.17m x 2.97m)

radiator; T.V. aerial point; fitted double wardrobe.

**BEDROOM 2:** 10' 5" x 8' 10" (3.17m x 2.69m)

radiator; double wardrobe.

**BEDROOM 3:** 7' 5" x 7' 0" (2.26m x 2.13m)

radiator.

### BATHROOM:

fully tiled with matching suite comprising of "P" shaped bath with mixer tap and independent shower; glazed folding screen; W.C. with concealed cistern; wash hand basin inset in vanity unit with twin cabinets beneath; heated towel rail.

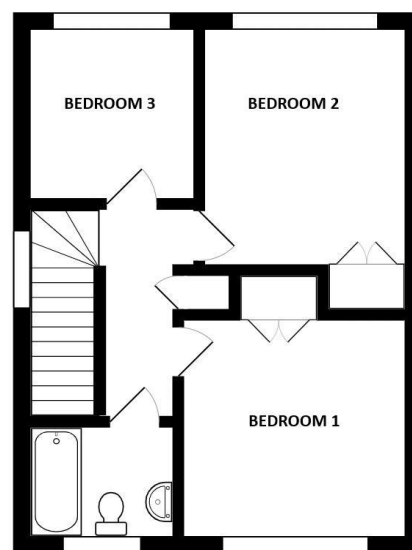
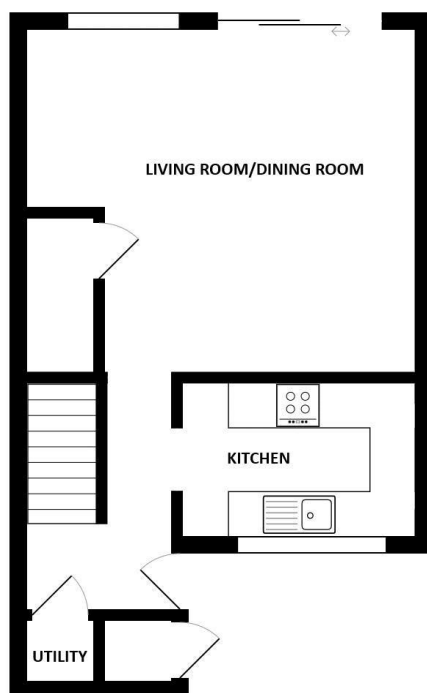
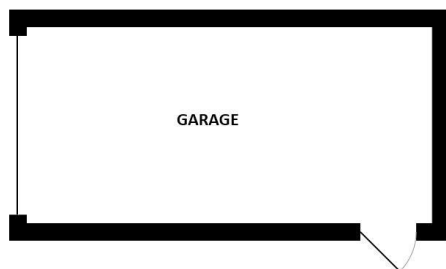
## OUTSIDE AND GENERAL

### GARDENS:

The FRONT GARDEN is laid to lawn with pathway access to meter cupboard and uPVC front door. The REAR GARDEN faces roughly west with a southerly aspect to the side. The area has been laid to a combination of patio and lawn with gated access to the rear driveway providing parking for 2 cars.

**GARAGE:** 17' 0" x 8' 2" (5.18m x 2.49m)

metal up and over door; power and light.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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