





Fixed £385,500

Located on the sought after modern housing development of Newton Leys is a three/four bedroom terraced town house. The property allows for spacious living accommodation over three floors, the ground floor offers a kitchen/breakfast room, downstairs cloakroom and a separate reception room which can be used as either a formal dining room or lounge. The first floor boasts bedroom three, family bathroom and a second reception room or the potential of a fourth bedroom. The second floor offers another two bedrooms one being the main bedroom with en-suite and also a separate shower room. Further benefits include a low maintenance rear garden, a car port and an additional allocated parking space.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to cloakroom, sitting room and kitchen, storage cupboard.

CLOAKROOM

Low level WC, pedestal wash hand basin, part tiled walls, radiator.

RECEPTION ROOM

UPVC double glazed double door to garden, two double glazed windows to rear aspect. Two radiators.

KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap over, integrated: fridge freezer, oven and hob with extractor fan over, dishwasher, and washing machine; wall-mounted boiler, radiator.

LANDING (First Floor)

Double glazed window to front aspect. Stairs rising to second floor, doors to bedroom three, bathroom and reception room.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

RECEPTION ROOM

Double glazed window to rear aspect, double glazed door to Juliet balcony. Two radiators.

BATHROOM

Low level WC, pedestal wash hand basin, bath with power shower over, heated towel rail, part tiled walls.

LANDING (Second Floor)

Airing cupboard, door to bedrooms one, two and shower room.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to en-suite.

EN-SUITE

Low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, radiator.

BEDROOM TWO

Two double glazed windows to front aspect. Radiator.

SHOWER ROOM

Low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, radiator.

OUTSIDE

PARKING

Carport and allocated parking.

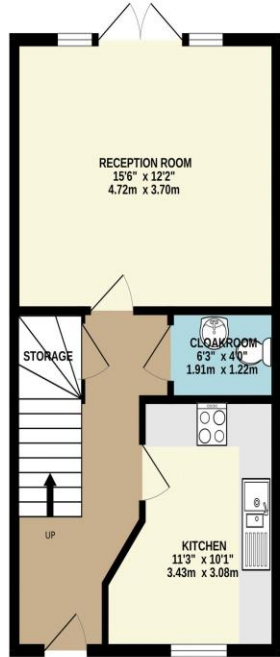
FRONT GARDEN

Laid to artificial grass with path to front door, pebbled area.

REAR GARDEN

Laid to artificial grass, enclosed by timber fence panelling, side gated access, outside tap, outside light, shed to remain.

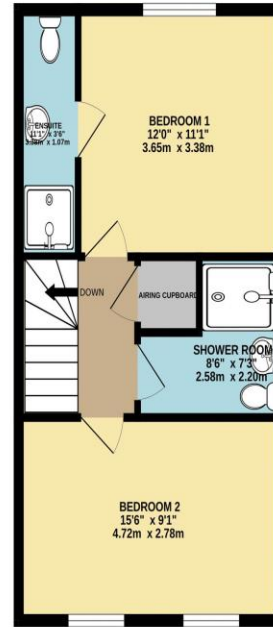
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

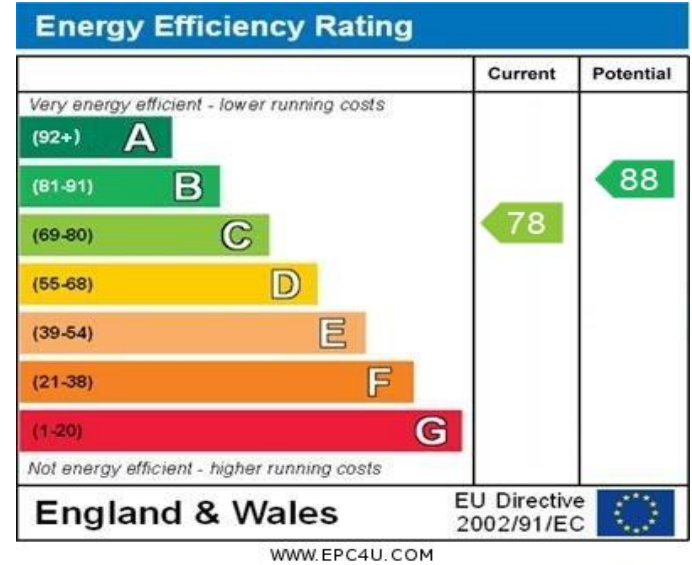


2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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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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.

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