

£375,000

Situated in the popular area of Walnut Tree is this three-bedroom semi-detached home. The property comprises a spacious lounge, kitchen/ diner and family bathroom. Further benefits include a garage attached to an outbuilding as well as off-road parking.

Property Description

ENTRANCE PORCH

Wooden door to porch. Radiator, door to:

ENTRANCE HALL

Door to lounge, stairs rising to first floor, radiator.

LOUNGE

Wooden double glazed window to front Two radiators, door to kitchen/diner.

KITCHEN/DINER

Wooden double glazed window to rear aspect, wooden door to garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, integrated double oven and gas hob with extractor fan, space for washing machine, dishwasher and fridge freezer, storage cupboard, radiator.

LANDING

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

BEDROOM ONE

Wooden double glazed window to rear aspect. Radiator.

BEDROOM TWO

Wooden double glazed window to front aspect. Radiator.

BEDROOM THREE

Wooden double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted wooden window to side aspect. Low level WC, radiator, pedestal wash hand basin, P-shaped bath, power shower, tiled walls.

OUTSIDE

GARAGE/PARKING

Garage with up and over door, power and lights, boiler, door to outbuilding.

OUTBUILDING

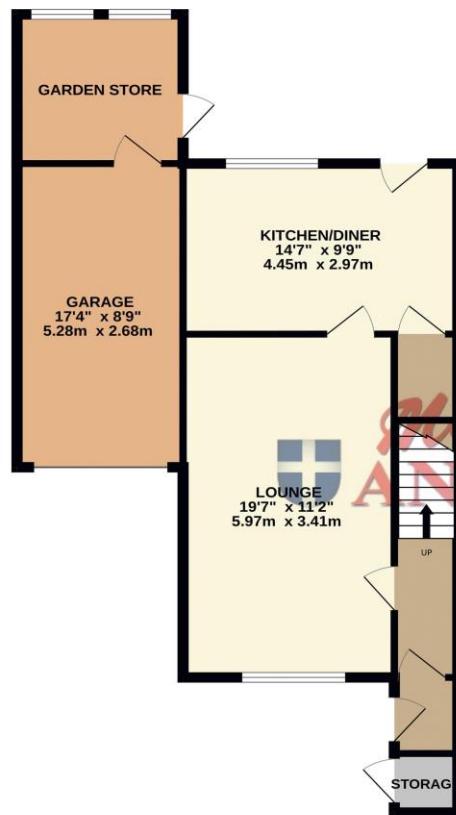
UPVC window to rear aspect, double glazed door to garden, lights.

FRONT GARDEN

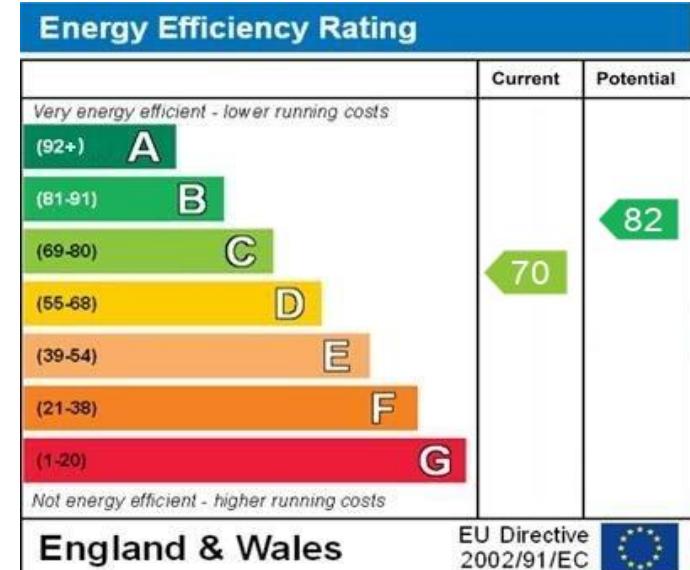
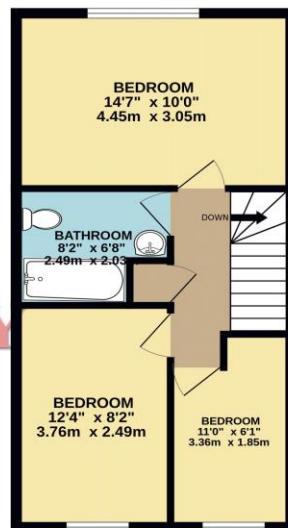
Mainly laid to lawn with path to front door, off-road parking.

REAR GARDEN

Mainly laid to lawn with patio and decking area, enclosed by wooden fence panelling.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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. 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.

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