





**£390,000**

Located in the sought-after area of Kingsmead, is this five-bedroom, end-of-terrace town house which offers flexible living space over three floors. The property boasts two reception rooms, a downstairs cloakroom, family bathroom, en-suite to main, and externally offers a fully enclosed rear garden, an integral garage and off-road parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to kitchen, WC, garage and dining room, storage cupboard, radiator.

## CLOAKROOM

UPVC double glazed frosted window to the front, low level WC, pedestal wash hand basin, radiator, splash back tiling.

## DINING ROOM

UPVC double glazed window to the front, radiator.

## KITCHEN

Two UPVC double glazed doors to the rear. Fitted with a range of base and eye level units with work surface over, single drainer sink unit with mixer tap over, gas hob with extractor hood over, built-in oven, built-in dishwasher, built-in fridge freezer, space for washing machine, splashback.

## LANDING

Stairs rising to second floor, radiator, door to lounge.

## LOUNGE

Two UPVC double glazed windows to the front and to Juliet balcony, UPVC double glazed window to the rear, two radiators, television point.

## LANDING (Second Floor)

Doors to bedrooms and bathroom, radiator.

## BEDROOM ONE

UPVC double glazed window to the front, radiator, two built-in wardrobes, door to en-suite.

## EN-SUITE

Low level WC, pedestal wash hand basin, vanity cupboard, fully tiled shower cubicle, radiator, complementary tiling.

## BEDROOM TWO

UPVC double glazed window to the front, radiator, access to loft void.

## BEDROOM THREE

UPVC double glazed window to the front, radiator.

## BEDROOM FOUR

UPVC double glazed window to the rear, radiator.

## BEDROOM FIVE

UPVC double glazed window to the rear, radiator.

## BATHROOM

UPVC double glazed frosted window to the rear, panelled bath, pedestal wash hand basin, shower cubicle, radiator, extractor fan, complementary tiling.

## OUTSIDE

## GARAGE/PARKING

Single integral garage with power and lights, metal up and over door.

## FRONT GARDEN

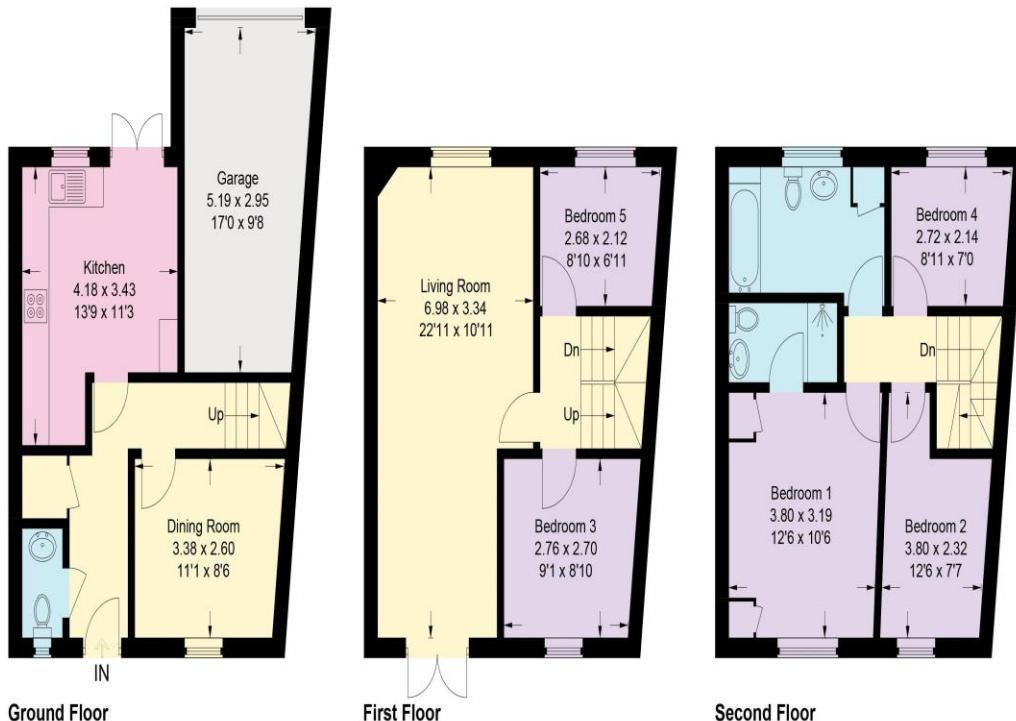
Shrub border, path to front door, outside light.

## REAR GARDEN

Enclosed by timber fence panelling, gated side access, paved patio area, laid to lawn, driveway parking for two cars.

## Allington Circle

Approximate Gross Internal Area  
 Ground Floor = 33.7 sq m / 363 sq ft  
 First Floor = 42.3 sq m / 455 sq ft  
 Second Floor = 42.1 sq m / 453 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 131.9 sq m / 1,419 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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### Energy Efficiency Rating

