



 **3**
Bedrooms

 **2**
Bathrooms



We are delighted to offer for sale as vendors SOLE AGENT this newly refurbished 3 bedroom end of terrace house. Offered in very good condition the property benefits from on the ground floor two reception rooms, a fully fitted kitchen, downstairs WC, large rear garden and then on the first floor there are 3 spacious bedrooms and a fully tiled bathroom. Other features include 1 allocated parking space, gas central heating, double glazing and new flooring throughout (Wood laminate flooring/new carpets). Freehold and offered chain free.

Entrance Hall *1.8m x 1.2m (5' 11" x 3' 11")*

Entrance via wooden front door, wood laminate flooring, door to separate WC, cupboard, door to front reception

Downstairs WC *1.8m x 0.9m (5' 11" x 2' 11")*

Low flush WC, single hand basin, window to side, splashback tiles

Front Reception *3.4m x 2.7m (11' 2" x 8' 10")*

Window to front, laminate flooring, door to kitchen, understairs storage cupboard

Kitchen *2.3m x 1.8m (7' 7" x 5' 11")*

Window to side, wood laminate flooring, space for fridge/freezer, cooker, dishwasher and washing machine, single sink and drainer, range of base and wall units

Rear Reception *4.5m x 4.2m (14' 9" x 13' 9")*

Patio doors to rear garden, stairs to first floor landing, wood laminate flooring

Rear Garden *13m x 8m (42' 8" x 26' 3")*

Paved, side gate to access car park,

Bedroom 1 *4.4m x 2.6m (14' 5" x 8' 6")*

Carpeted, window to front

Bedroom 2 *2.8m x 2.5m (9' 2" x 8' 2")*

Carpeted, window to rear

Bedroom 3 *3m x 1.8m (9' 10" x 5' 11")*

Carpeted, window to rear

Parking

Allocated parking space

Freehold

The property is freehold, however please be aware that there is an annual maintenance charge payable (in the region of £150 Per Year,

documents not seen).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

