





\*\*\* £400,000 \*\*\* A very well presented three bedroom semi-detached property occupying a corner plot which lends itself to further development subject to obtaining the necessary planning permissions. Comprising entrance hall, lounge, kitchen/diner, conservatory, three bedrooms, family bathroom, garden and driveway. Close to all local amenities. \*\*\* VIEWING RECOMMENDED \*\*\*

#### **ENTRANCE HALL**

Carpet. Radiator

#### **LOUNGE**

13' 10" x 13' 00" (4.22m x 3.96m) Double Glazed Window To Front. Carpet. Radiator.

#### **KITCHEN/DINER**

19' 01" x 9' 06" (5.82m x 2.9m) Double Glazed Patio Doors To Conservatory. Double Glazed Window To Rear. Stainless Steel Single Drainer Sink With Cupboard Under. Further Wall & Base Units. Integrated Oven & Hob. Extractor Fan. Integrated Dish Washer. Plumbing For Washing Machine. Ceramic Tiled Floor. Local Tiling.

#### **CONSERVATORY**

Ceramic Tiled Flooring.

#### **BEDROOM ONE**

10' 01" x 10' (3.07m x 3.05m) Double Glazed Window To Rear. Timber Laminated Floor. Radiator.

#### **BEDROOM TWO**

10' 05" x 8' 11" (3.18m x 2.72m) Double Glazed Window To Front. Radiator. Carpet.

#### **BEDROOM THREE**

9' x 9' 03" (2.74m x 2.82m) Double Glazed Window To Front. Timber Laminated Floor. Radiator.

#### **BATHROOM**

08' 05" x 5' 10" (2.57m x 1.78m) Paneled Bath. Shower Cubicle. Ceramic Tiled Floor & Walls. Wash Hand Basin



With Vanity Unit. Low Level WC.

### **GARAGE**

Concrete Base.

### **PARKING**

Off Road Parking. Drive.

### **GARDEN**

Mainly Laid to Lawn. Patio Area.

### **DISCLAIMER**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		