

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This well presented recently built two bedroom modern town house has the advantage of gas central heating and double glazing and benefits from two parking spaces to the front. Situated at the beginning of the development the property is well placed for the commuter and within walking distance of a local Co-op store. The property has the advantage of the remainder of the NHBC warranty (the property was built in 2018) and viewing is recommended of the accommodation which in more detail comprises:-

RECEPTION HALL With front door, radiator.

FITTED GUEST CLOAKROOM With pedestal wash basin, low level wc, radiator.

FITTED KITCHEN 8' 8" x 8' (2.64m x 2.44m) With double glazed window, fitted base and wall units incorporating sink unit, integrated appliances including oven, hob, extractor, fridge/freezer, wall mounted gas fired central heating boiler.

SPACIOUS LOUNGE/DINING AREA 13' 8" x 11' 8" (4.17m x 3.56m) With radiator, staircase leading off and double glazed double French doors to the garden.

FIRST FLOOR LANDING

BEDROOM ONE 10' 10" x 11' 9" max (3.3m x 3.58m) With radiator, double glazed window to rear.

BEDROOM TWO 11' 8" x 6' 2" (3.56m x 1.88m) With radiator, double glazed window to front and built-in wardrobes.

BATHROOM Double glazed window, radiator, white suite comprising panelled bath with pedestal wash basin, low level wc, radiator and double glazed window.

OUTSIDE The property stands behind a tarmac twin driveway with parking for two vehicles.

To the rear is an enclosed garden with lawn, fenced boundaries and gate to pedestrian right of way which leads round to the front of the property aside and adjacent to the house.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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