



 3

Bedrooms

 0

Bathroom









Great opportunity to purchase a lovely family home on the ever popular Kings Road. Its a Three bedroom semi-detached with an ensuite downstairs.

Set in a fantastic location for all local amenities and within walking distance to well respected schools.

In brief this spacious accommodation briefly consists of: - entrance porch, entrance hallway, Front reception room opening to a rear reception room, reception room 2 is currently used as a bedroom with an ensuite. Access to the cellar from the kitchen. 1st floor there is 3 bedrooms and 1 bathroom.

**Reception 1 - 4.3m x 3.4m**

Double Glazed bay window to the rear. One double radiator. Carpet.

**Reception 2 - 3.7m x 3.7m**

This reception room is currently used as a bedroom. It has a new en suite built in the room which has a walk in shower, toilet and a wash hand basin. Also has double glazed windows. Double radiator and Carpet.

**Kitchen - 2.4m x 2.4m**

Double glazed window to the rear with a PVC back door opening out to the garden. Fitted with a range of shaker style wall and base units incorporating a single drainer sink unit with mixer tap. Intergrated gas hob with Electric oven. Space for washing machine and dish washer underneath the counter. Vinyl flooring. Double radiator.

**Bedroom 1 - 4.4m x 3.4m**

Double glazed bay window to rear. Double radiator. Carpets.

**Bedroom 2 - 4.8m x 3.4m**

Double glazed windows. Double radiator. Carpets. Fitted wardrobes.

**Bedroom 3 - 2.3m x 2.3m**

Double glazed windows. Double radiator. Carpets.

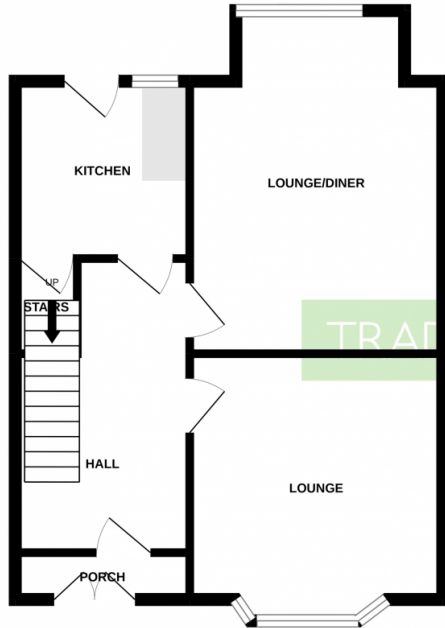
**Bathroom - 2.3m x 1.5m**

Double glazed frosted window. White bathroom suite comprising: -walk in corner shower, pedestal wash hand basin. Heated towel rail. Tiled floor.

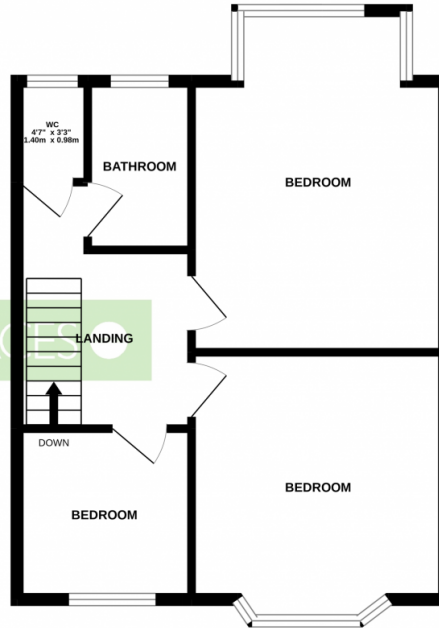




GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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