



Morris Hill
Polesworth

Offers Over **£240,000**

*** IMPROVED SEMI DETACHED FAMILY HOME - GREAT LOCATION - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this well presented three bedroom semi-detached property briefly comprising: Lounge, dining room, re-fitted kitchen, three bedrooms, re-fitted shower room, garage and driveway. Viewing is recommended.

RECEPTION PORCH

5' 6" x 4' 8" (1.68m x 1.42m)

Having an opaque double glazed entrance door with matching double glazed side screen, internal wooden glazed door with matching side screen leading to...

LOUNGE

16' 7" x 13' 0" (5.05m x 3.96m)

Double glazed bow window to front aspect, feature electric wall mounted fire, stairs leading off to the first floor landing, double panelled radiator, door to an under stairs storage cupboard and a square opening to the dining room.

DINING ROOM

10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed sliding patio doors leading out to the rear garden, double panelled radiator and a door to the kitchen.

REFITTED KITCHEN

10' 1" x 7' 4" (3.07m x 2.24m)

Opaque double glazed door leading out to the rear garden, double glazed window to side aspect, PVC panelled ceiling, range of refitted white gloss style base and eye level units, wooden effect roll edge work surfaces, stainless steel sink, space and point for an electric cooker, plumbing for a washing machine and further appliance space.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

12' 10" x 9' 9" (3.91m x 2.97m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM TWO

10' 10" x 9' 9" (3.3m x 2.97m)

Double glazed window to rear aspect, single panelled radiator, door to a useful storage cupboard that also houses the Baxi combination boiler.



BEDROOM THREE

9' 9" x 6' 5" (2.97m x 1.96m)

Double glazed window to front aspect, single panelled radiator and a fitted wardrobe with sliding doors.

REFITTED SHOWER ROOM

6' 4" x 5' 7" (1.93m x 1.7m)

PVC panelled ceiling and walls, opaque double glazed window to rear aspect, single panelled radiator, low level WC, wash basin with vanity storage beneath, corner shower cubicle having a Triton electric shower.

TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking and access to the garage. There rear garden is low maintenance having a block paved patio and feature slate chipped borders.

GARAGE

20' 3" x 7' 5" (6.17m x 2.26m)

Having an up and over door, double glazed window and door to the rear aspect.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website)

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



Floorplan

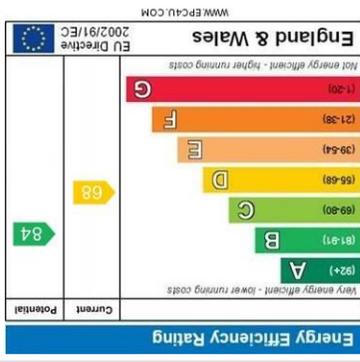


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 Sat: 9:00am – 4:00pm

Energy Performance Rating:



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