



 **3**
Bedrooms

 **2**
Bathrooms



Warren Bradley Estates are delighted to offer for sale this extended three bedroom terraced house on The Grove, which is ideally located close to all local amenities such as supermarkets, schools, leisure facilities and open spaces.

The property is offered chain free and the spacious family entertaining accommodation comprises of a double reception room which opens on to a kitchen/breakfast room. On the first floor there are three bedrooms and a family bathroom.

Additional features include a mature rear garden with a home office/outbuilding at the rear which has the benefit of separate access from a driveway behind the house, along with off street parking for 2 cars. The property has scope for various extensions STPP

Front Porch 1.20m x 1.80m (3.94ft x 5.91ft)

Entrance Hall 4.60m x 1.80m (15.09ft x 5.91ft)

Reception 8.50m x 3.90m (27.89ft x 12.80ft)

Kitchen 5.00m x 2.70m (16.40ft x 8.86ft)

Downstairs Bathroom 2.60m x 2.00m (8.53ft x 6.56ft)

First Floor Landing 3.30m x 2.20m (10.83ft x 7.22ft)

Bedroom 1 4.70m x 3.30m (15.42ft x 10.83ft)

Bedroom 2 3.20m x 3.10m (10.50ft x 10.17ft)

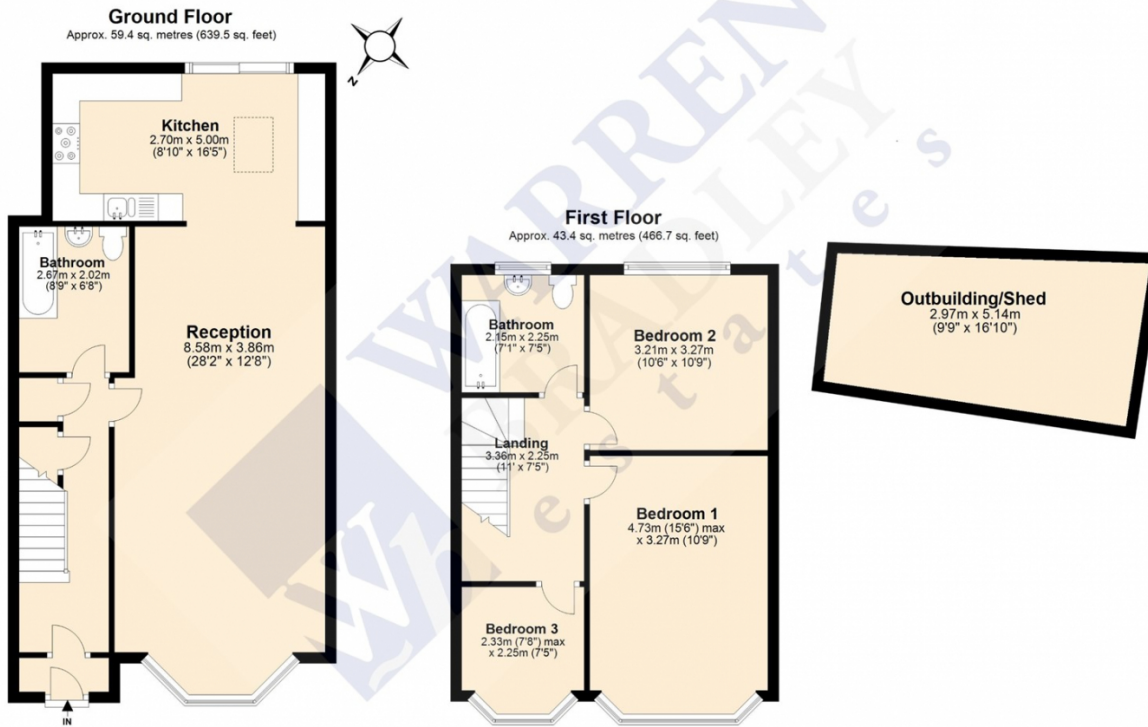
Bedroom 3 2.30m x 2.20m (7.55ft x 7.22ft)

Bathroom 2.20m x 2.10m (7.22ft x 6.89ft)

Outbuilding/Shed 5.10m x 2.90m (16.73ft x 9.51ft)

Rear Garden 9.40m x 5.80m (30.84ft x 19.03ft)

Freehold



Total area: approx. 118.0 sq. metres (1269.7 sq. feet)
 Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
 Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

