





## 15 Silver Birch Drive, Middleton-on-Sea

A well presented semi-detached house in a popular residential area.



- ▶ 624 Sqft Accommodation
- ▶ Modern Kitchen
- ▶ Family Bathroom
- ▶ South Facing Garden
- ▶ Sitting/Dining Room
- ▶ Two Double Bedrooms
- ▶ Well Presented
- ▶ Two Allocated Parking Spaces

A beautifully presented, modern two bedroom semi-detached house situated in a highly favoured residential area in Middleton-on-Sea.

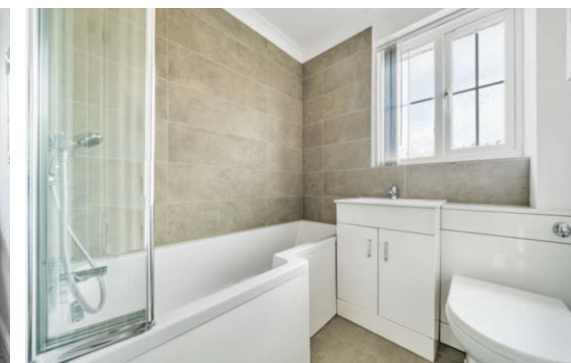
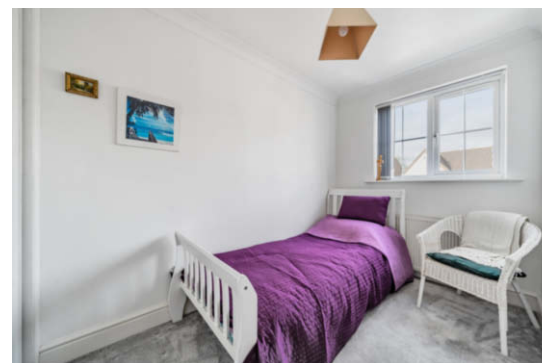
Accommodation includes; a bright south facing sitting/dining room, a kitchen fitted in a range of white Shaker style units with an integrated fridge/freezer, oven and hob, along with space for a washing machine. A cloakroom will also be found on the ground floor.

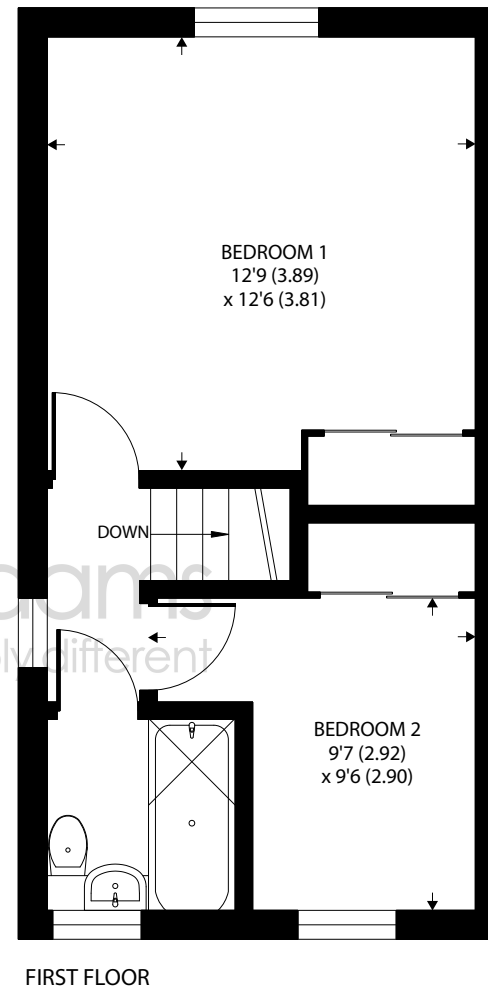
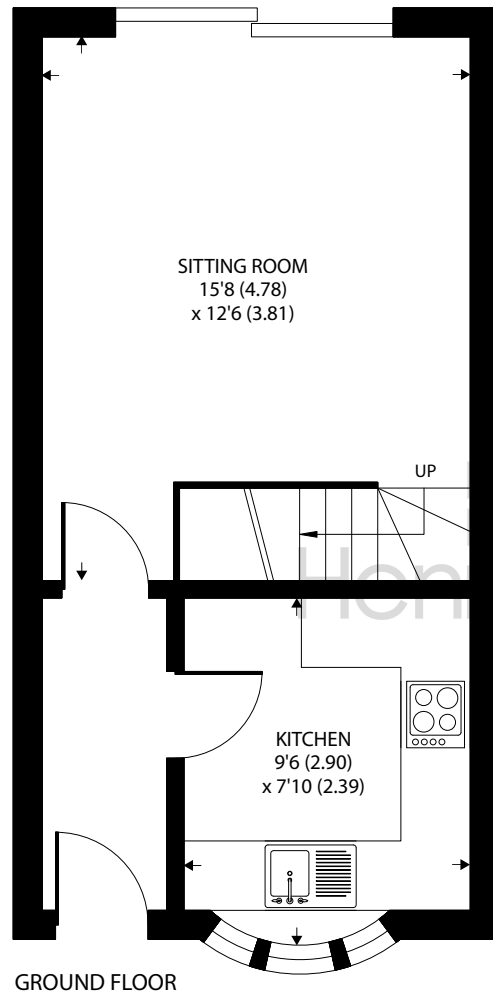
From the hall stairs rise to the first floor which is home to a bright south facing main bedroom with built-in wardrobes. Bedroom two is just along the hall and both rooms are served by the family bathroom.

Outside, there is a small front garden and an attractive part paved, part decked south facing rear garden. Gated access from the garden leads out to a courtyard situated behind the property where two allocated parking spaces will each be found.

The property also benefits from gas fired central heating and double glazed windows and doors throughout.

Council Tax Band: C





Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include a golf club, sailing club and the beach.

## Directions

From our office in Middleton-on-Sea proceed in an easterly direction and at the roundabout, turn left into Yapton Road. At the next roundabout, turn left into Silver Birch Drive, No 15 will be found on the left about half way along the road.

13/09/23

