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**ASHTON & PERKINS**

FUCHSIA CLOSE, RUSH GREEN  
GUIDE PRICE £325,000





We are delighted to offer this chain free two double bedroom family home in the sought after modern development of Parish Fields. The perfect first time buy or investment property it offers off street parking to front, good size garden, equipped kitchen and much more. Call now to arrange your viewing.

A paved drive to front leads to glazed front door and into.....

**Hallway;**

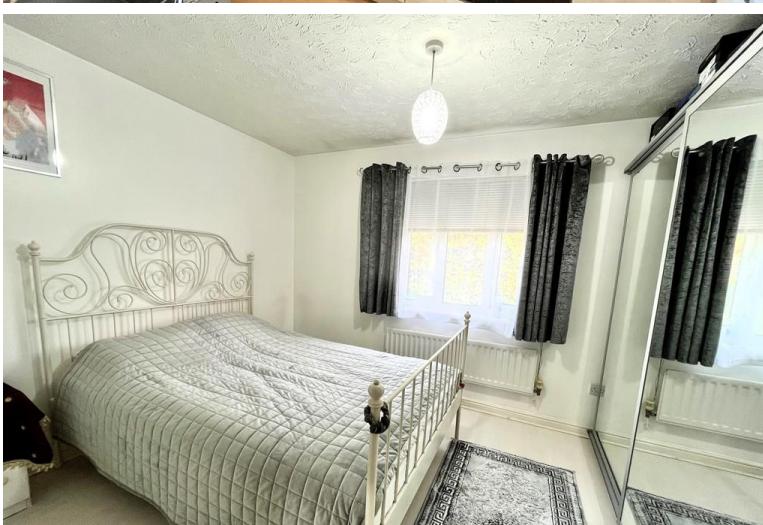
Neutrally decorated with wood flooring, radiator, ceiling lighting, stairs to first floor and access to...

**w/c;**

Vinyl flooring, wash hand basin, low level w/c, obscured window to front, neutral decor, radiator, ceiling lighting.

**Kitchen; 3.1m x 1.7m**

A well equipped kitchen with wall, base units and rolltop worksurface with stainless steel sink in set. Space for washing machine, wall mounted modern Vaillant combi boiler, wood flooring, electric oven with gas hob and extractor over. Textured ceiling with lighting and double glazed window to front.





#### Living room 4.9m x 3.7m

A very good size living room with space for lounge and dining furniture opens up into the rear garden via UPVC french doors. The light and spacious room is neutrally decorated with radiator, wood flooring, ceiling lighting and under stairs storage.

Carpeted stairs leads to landing with carpet flooring, ceiling lighting and access to loft space.

#### Bedroom 1; 3.7m x 3.2m

Positioned at the front of the property bedroom 1 offers ample space for bedroom furniture and also benefits from built in storage cupboard. Neutrally decorated with radiator, textured ceiling with lighting and laminate flooring.

#### Bedroom 2; 3.7m x 2.7m

Located overlooking the rear garden bedroom 2 is a good size double with laminate flooring, neutral decor, radiator, textured ceiling with lighting.

#### Bathroom;

Equipped with 3 piece bathroom suite consisting of panelled bath with shower over, shower screen, matching low level w/c and wash hand basin. Partly tiled walls, vinyl flooring and ceiling lighting with extractor.

#### Outside;

To front a paved driveway provides off street parking for one vehicle. To the rear a garden approx 45ft provides very low maintenance and commences from the living room with patio area. Artificial grass, stone pathway and large decking area lead to a wooden shed.

EPC - C

Council tax - D





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms etc are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.