



- £380,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

A beautifully presented four bedroom detached family home with block paved driveway to front, landscaped fore-garden and shrub and plant borders.

**SPACIOUS LOUNGE** 10' 2" x 16' 4" (3.1m x 4.98m) With inset fireplace, double glazed window to front and central heating radiator.

**OPEN PLAN KITCHEN DINER** 20' 5" x 10' 3" (6.22m x 3.12m) With tiled flooring, modern wall and base units, space for fridge/freezer, five ring gas hob, integrated oven, extractor over, real wood work surfaces, spotlighting, double glazed window to rear, double doors leading to the garden.

**UTILITY ROOM** 5' 10" x 7' (1.78m x 2.13m) Having wall and base units, work surfaces, plumbing for washing machine and door leading out to the garden.

**GUEST WC** With low level wc and wash hand basin.

### FIRST FLOOR

**BEDROOM ONE** 12' 3" x 10' 9" (3.73m x 3.28m) With double glazed window to front, central heating radiator, having dressing area with wardrobes.

**EN SUITE** Double shower walk-in cubicle with mixer shower over, double glazed window to side, tiled walls, fitted furniture with closed coupled wc, wash hand basin, mirrored cabinet and heated towel rail.

**FAMILY BATHROOM** 6' 9" x 6' 9" (2.06m x 2.06m) Having panelled bath with shower over, central heating radiator, low level wc, pedestal wash hand basin and double glazed window to rear.

**BEDROOM TWO** 9' 10" x 10' 2" (3m x 3.1m) Double glazed window to rear and central heating radiator.

**BEDROOM THREE** 8' 8" x 11' 10" (2.64m x 3.61m) Having double glazed window to front and central heating radiator.

**BEDROOM FOUR** 8' 6" x 10' 1" (2.59m x 3.07m) Double glazed window to rear, central heating radiator.

**REAR GARDEN** South facing with side gated access, patio, lawned area and shrub and plant borders.

The property also benefits from having owned solar panels with battery storage.

Council Tax Band

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for O2 and Vodafone, limited for EE and Three.



Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 42 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444