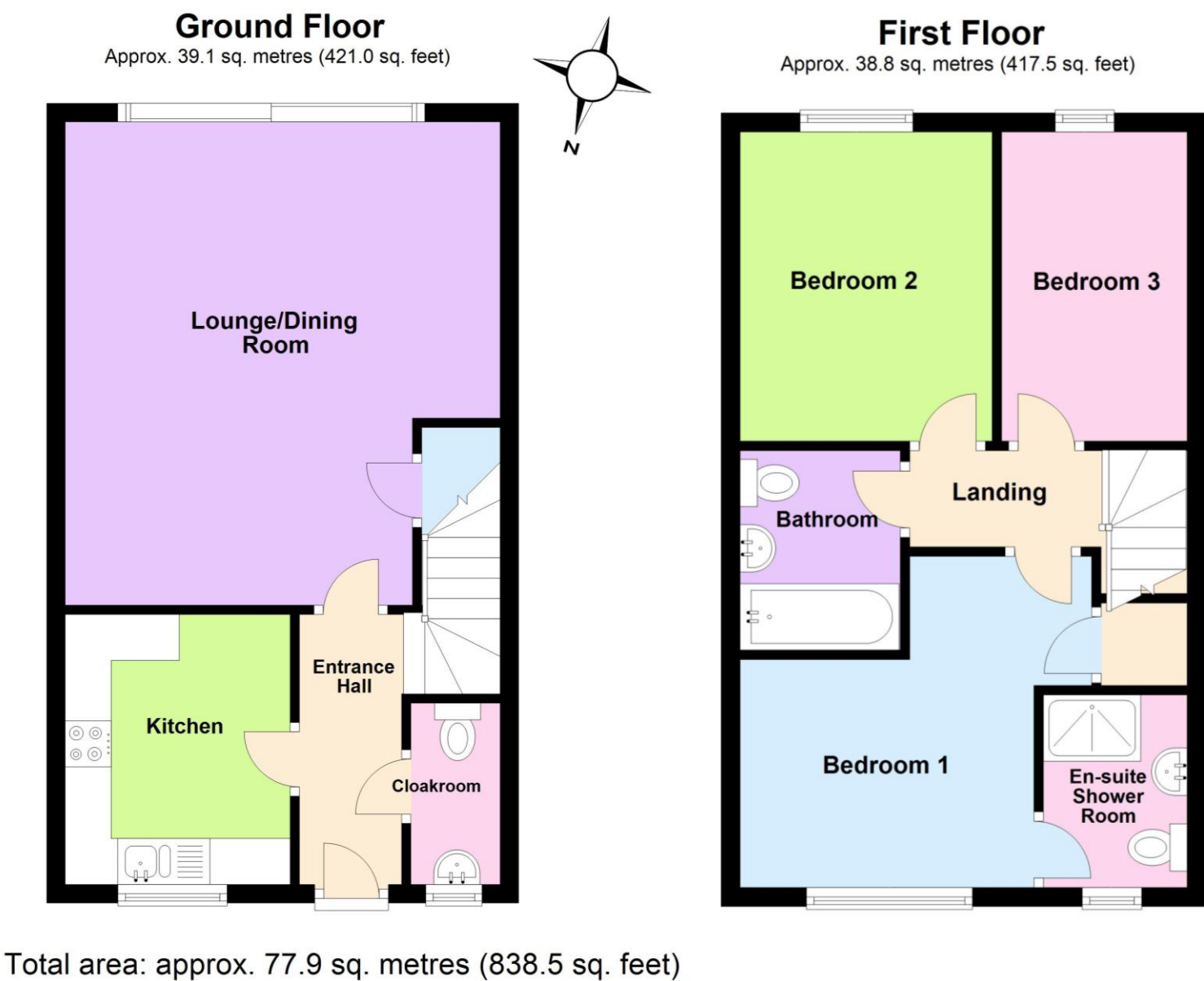




Situated in the popular residential area of Stanton Cross is this three bedroom semi detached which benefits from uPVC double glazing, a range of built in kitchen appliances, an ensuite shower room to the master bedroom, a cloakroom, private side driveway providing off road parking for several vehicles and a south facing rear garden. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom and gardens to front and rear.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, tiled floor, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to front aspect, radiator, tiled floor, extractor fan.

Kitchen

9' 8" x 8' 0" (2.95m x 2.44m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, integrated dishwasher, washing machine and fridge/freezer, tiled floor, window to front aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, downlights to ceiling.

Lounge/Dining Room

17' 2" max x 15' 5" max (5.23m x 4.7m)

Sliding patio door to rear garden, T.V. point, understairs storage cupboard, two radiators.

First Floor Landing

Access to loft space, radiator, doors to.

Bedroom One

12' 8" max narrowing to 8' 10" x 10' 2" widening to 12' 2" (3.86m x 3.1m)

Window to front aspect, radiator, airing cupboard housing hot water cylinder, door to.

Ensuite Shower Room

Comprising tiled double shower enclosure, low flush W.C., wash basin, obscure glazed window to front aspect, radiator, tiled floor, extractor fan, downlights to ceiling.

Bedroom Two

10' 8" max x 8' 9" max (3.25m x 2.67m)

Window to rear aspect, radiator.

Bedroom Three

10' 8" x 6' 4" (3.25m x 1.93m)

Window to rear aspect, radiator.

Bathroom

Comprising panelled bath, low flush W.C., wash basin, extractor fan, radiator.

Outside

Front - Various shrubs, iron railings, driveway providing off road parking for several vehicles.

Rear – South facing. Patio, mainly laid to lawn, enclosed by panelled fencing, pedastrain gated access to front.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£1,999 per annum. Charges for 2025/2026).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

