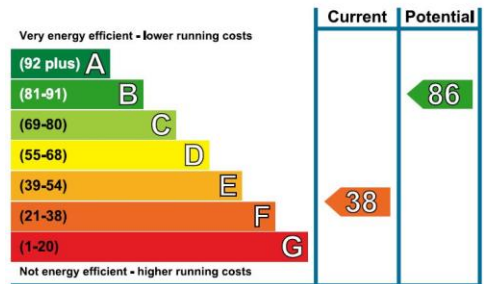
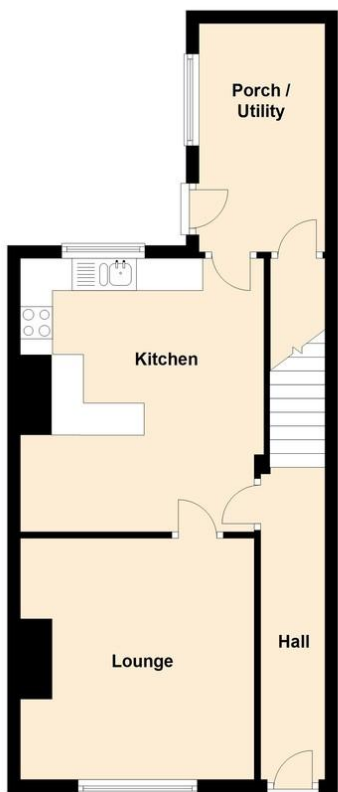




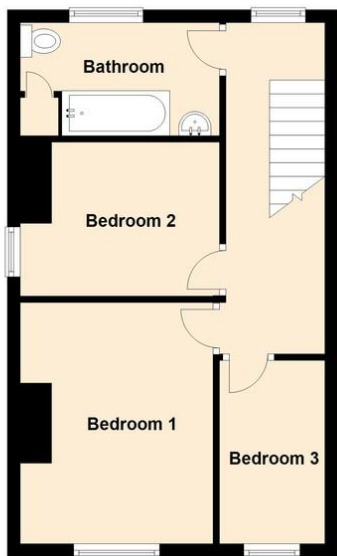
Energy Efficiency Rating



Ground Floor



First Floor



OFFER PROCEDURE -Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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£69,950

Property Features

- SEPERATE HALLWAY
- NO CHAIN
- ADDITIONAL REAR PORCH/UTILITY
- GAS HEATING - COMBI BOILER
- OFF STREET PARKING
- UPVC DOUBLE GLAZING

Full Description

This well proportioned, three bedroom end terrace features a separate reception hall, good sized lounge and dining kitchen, plus a rear porch off-shot, that could be used as a utility area.

The property has three bedrooms to the first floor and a family bathroom with shower over the bath. It also benefits from an upgraded heating system with combination boiler, full UPVC double glazing, off street parking to the rear and is offered to the market with NO CHAIN.

GROUND FLOOR:

RECEPTION HALL

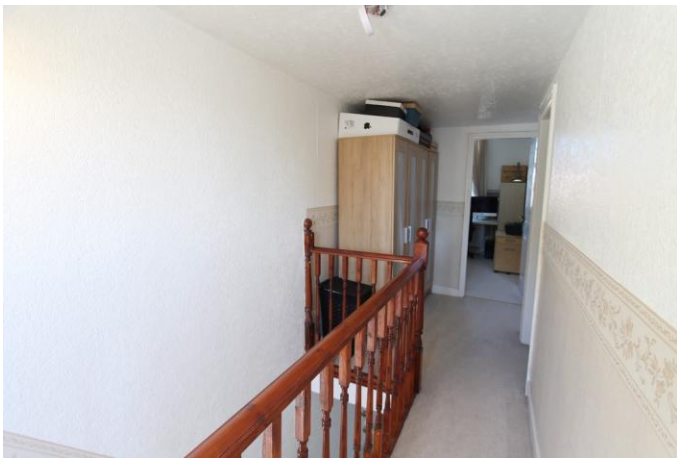
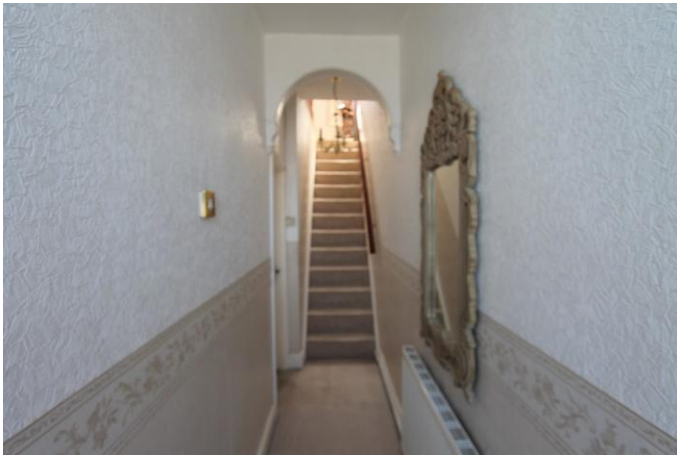
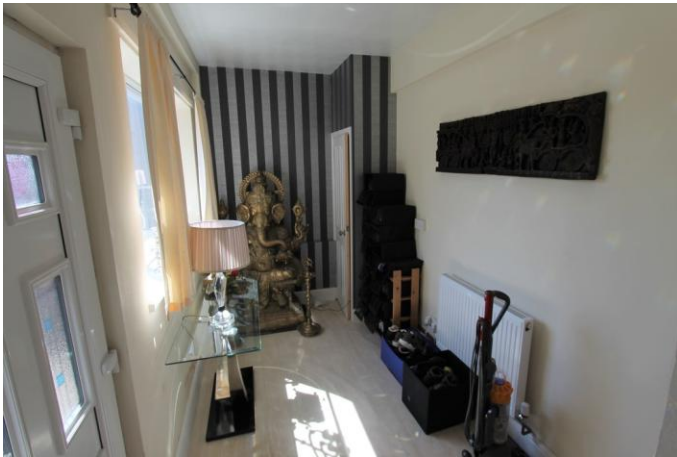
Approached from a UPVC entrance door, the hallway has a radiator and staircase to the first floor.

LOUNGE

12' 2" x 11' 10" (3.71m x 3.61m) A front facing reception room featuring a fireplace with marble hearth and back, plus inset living flame gas fire. There is coving to the ceiling, television point and a radiator.

DINING KITCHEN

14' 0" x 12' 3" (4.27m x 3.73m) Fitted with beech wood finish base and wall mounted units, comprising an inset one and a half bowl resin sink with mixer tap and cupboard under, plus area of worktop surfaces with tiled splash backs. The sale includes the freestanding gas oven with four ring gas hob. There is also plumbing for a washing machine, wood laminate flooring, a radiator and rear facing window.



REAR PORCH

11' 11" x 6' 5" (3.63m x 1.96m) Currently used as a porch, this area may make a useful utility room. It has a UPVC rear access door and window, radiator, recessed cupboard beneath the stairs and further built in cupboard housing the gas fired combination boiler.

FIRST FLOOR:

LANDING

Providing a rear facing window and leading to the following accommodation.

BEDROOM ONE

12' 3" x 9' 4" (3.73m x 2.84m) A front facing bedroom with radiator.

BEDROOM TWO

7' 10" x 8' 9" (9' 11" max) (2.39m x 2.67m) Having window to the side aspect and a radiator.

BEDROOM THREE

9' 2" x 5' 9" (2.79m x 1.75m) A front facing bedroom with radiator.

FAMILY BATHROOM

Fitted with a white three piece suite, comprising a panel bath with electric shower over, corner dual flush WC and a wash hand basin. There is an obscure glazed window, radiator and built in linen cupboard.

OUTSIDE

At the front of the property, there is a forecourt, whilst an impressed concrete patio can be found at the rear, which offers off street parking for one vehicle, accessed via a gate, from the service road beyond. There is an external power socket, fitted cold water tap and timber garden shed.

