



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £250,000
Freehold



NO CHAIN AHEAD.....This two double bedroom end of terrace character property is situated in the heart of the town centre on a quiet no-through road. The accommodation comprises of two reception rooms, modern re-fitted kitchen, downstairs cloakroom/utility room, two double bedrooms and a spacious bathroom with a free standing bath and separate shower. Other benefits include gas central heating, double glazing and permit parking available. There is an enclosed rear garden with side access and shed storage. Call Chambers today to arrange early access. 01329 665700.

Front Door

Into:

Lounge

11'11" x 11'5" (3.64 x 3.49)

Skimmed ceiling, PVCu double glazed window to front elevation, television point, telephone point, access to meter cupboard, radiator, open chimney.

Door into:

Dining Room

11'11" x 11'8" (3.65 x 3.57)

Skimmed ceiling, PVCu double glazed window to rear elevation, television point, radiator, cupboard under the stairs, open chimney, stairs to first floor.

Kitchen

7'3" x 4'11" (2.21 x 1.51)

Skimmed ceiling, PVCu double glazed window and door to side elevation, a modern re-fitted range of wall and base/drawer units with worksurface over, inset sink, eye level double electric oven, gas hob with hod over, access to boiler, under-counter fridge, tiled, door into:

Downstairs Cloakroom/Utility

7'3" x4'11" (2.21 x1.51)

Skimmed ceiling, PVCu double glazed window to rear and side elevation, WC, wash hand basin, plumbing for washing machine,space for undercounter freezer, radiator.

First Floor Landing

Access to loft void. Doors to:

Bedroom 1

12'1" x 11'7" (3.69 x 3.54)

Skimmed ceiling, PVCu double glazed window to front elevation, open chimney, wood flooring.

Bedroom 2

11'10" x 8'10" (3.61 x 2.71)

Skimmed ceiling, PVCu double glazed window to rear elevation, cupboard, wood flooring.

Family Bathroom

11'9" 7'8" (3.59 2.35)

Skimmed ceiling, PVCu double glazed windows to side and rear elevation, suite compromising of separate corner shower cubicle, roll top bath, wash hand basin, WC, heated towel rail. extractor fan, wood flooring.

Outside

Rear Garden

A low maintenance rear garden mainly laid to lawn with patio area, and path leading to large shed. Outside tap, power socket, side gate offering side access.

Agent Note: There is also a right of way access for neighbouring properties.

Parking

Permit parking for residents.

