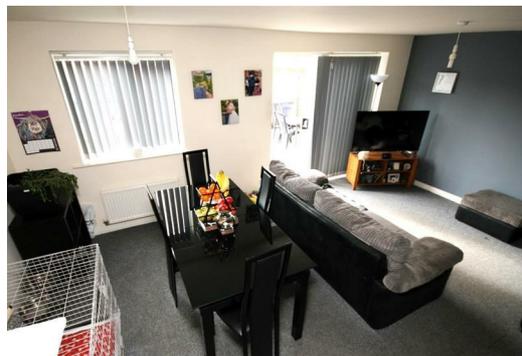




INVESTORS ONLY AS BEING SOLD WITH A TENANT IN SITU.

This three bedroom detached house is offered with a sitting tenant, currently paying £1080 per month.

Situated in a popular neighbourhood the property comprises entrance hall, W.C. kitchen, sitting room with dining area and to the first floor there are three good sized bedrooms, principal with en suite and a family bathroom. Garden to rear, off road parking to the front and single integral garage. Gas centrally heated and has double glazed windows.



**£217,000**

**Open Porch**

**Entrance Hall**

**W.C.**

Suite comprising low level W.C. and pedestal wash basin.

**Kitchen** 12'8 x 6' (3.86m x 1.83m)

With a range of base and wall units with worktops and including a one and one half sink unit with mixer tap, gas hob with hood, oven and plumbing for a washing machine. Part tiled walls and inset spots fitted to the ceiling.

**Sitting Room with Dining** 13'9 x 18'1 (4.19m x 5.51m)

Sliding patio doors and stairs to the first floor.

**FIRST FLOOR**

**Landing**

Large store

**Bedroom 1** 10'6 x 12'10 (3.20m x 3.91m)

Rear facing double bedroom

**En Suite**

Shower compartment with electric shower fitted , low level W.C. and pedestal wash basin. Part tiled walls.

**Bedroom 2**

14'3 narrowing to 11'2 x 9'3 max (4.34m narrowing to 3.40m x 2.82m max)

Front facing double bedroom

**Bedroom 3**

10'7 x 8'6 (3.23m x 2.59m)

Front facing

**Bathroom**

Suite comprising panelled bath, low level W.C. and pedestal wash basin.

**Garage**

Integral single garage with up and over doors

**Garden**

Enclosed garden to the rear with patio and lawn . Off road parking to the front.



TOTAL FLOOR AREA - 1202 sq ft. (111.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 operation or reliability can be given. Made with Metaphor 12/25

**Important Information**

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

