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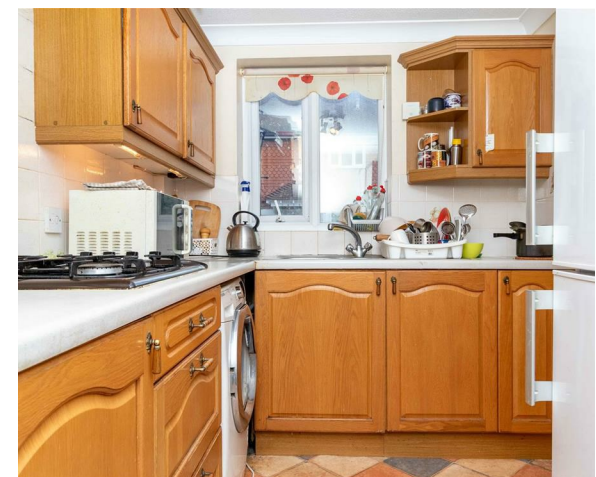


## Description

We are delighted to offer to market this three bedroom terraced family home ideally situated in this private cul-de-sac with local shops, parks, restaurants, the seafront, bus routes and mainline station all nearby. The property benefits from three bedrooms, off road parking to front, garage, west facing rear garden, gas fired central heating and double glazing.

## Key Features

- Three bedroom terraced family home
- Quiet private cul-de-sac location
- Close to shops, seafront, station and transport links
- Lounge/dining room with patio doors
- Fitted kitchen and ground floor WC
- Three well-sized bedrooms
- Family bathroom
- West facing rear garden
- Off-road parking and garage
- EPC Rating D | Council Tax Band E

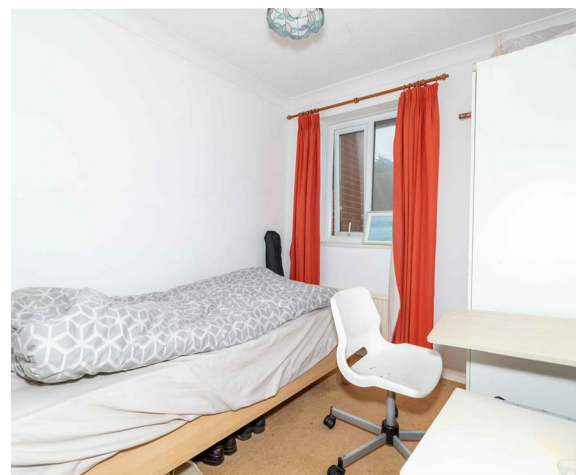


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Glazed front door to:

### Entrance Hall

With glazed door to:

### Lounge/Dining Room

**6.01 x 3.5 (19'8" x 11'5")**

With westerly aspect double glazed window and patio doors to rear garden, under stairs storage recess area, coving, two radiators, stairs to first floor landing and door to:

### Kitchen

**3.09 x 2.07 (10'1" x 6'9")**

With a range of wood fronted base and wall units, roll top work surfaces incorporating a one and half bowl stainless steel sink with mixer tap, four ring gas hob with extractor fan over, a double oven, tiled splashback, double glazed window, space and plumbing for washing machine. Door to:

### Downstairs WC

With low flush WC and basin.

Stairs from lounge/dining room to:

### Landing

With loft hatch and cupboard.

### Bedroom One

**3.76 x 3.55 (12'4" x 11'7")**

With coving, radiator, fitted wardrobe with hanging space and double glazed window.

### Bedroom Two

**3.55 x 2.75 (11'7" x 9'0")**

With coving, radiator, wardrobe with hanging space and double glazed window.

### Bedroom Three

**2.36 x 2.31 (7'8" x 7'6")**

With coving, radiator and double glazed window.

### Bathroom

With panel enclosed bath with handles, mixer tap and fitted shower attachment, basin, low flush WC with concealed cistern, shaver point, fitted over bath shower with screen, tiled splashbacks and frosted double glazed window.

### Outside

#### Front

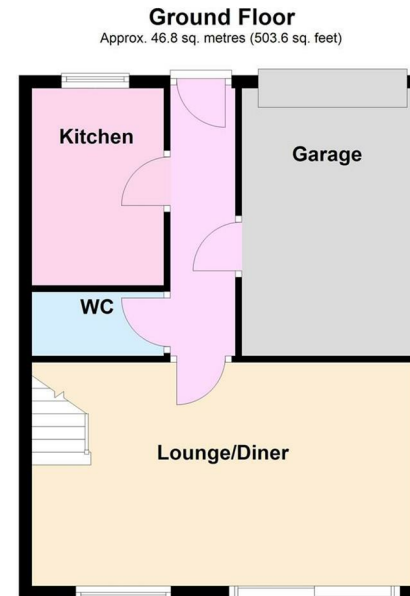
Private drive to garage with up and over door.

#### Rear Garden

Part attractive flint wall enclosed garden with westerly aspect, mature hedges, patio and gravel areas.



## Floor Plan Mill House Gardens



Total area: approx. 92.3 sq. metres (993.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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