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## Description

We are pleased to offer to the market this three bedroom mid terrace house in need of some modernisation. Ideally located in an off-road position in Durrington, the property is conveniently close to primary, middle, and secondary schools, local shops, parks, bus routes, and the mainline station.

Accommodation offers a lounge/diner, kitchen, conservatory, three bedrooms, a bathroom and separate WC. The property also benefits from a rear garden and a single garage in a compound.



## Key Features

- Mid-Terrace House
- Three Bedrooms
- Private Rear Garden
- EPC Rating TBC
- In Need of Modernisation
- Separate WC
- Garage
- Council Tax Band C





uPVC door to:

**Entrance Porch**

With further uPVC double glazed door to:

**Hallway**

With door to:

**Lounge/Diner**

**Lounge Area**

**4.54 x 3.68 (maximum into recess) (14'10" x 12'0" (maximum into recess))**

With south facing double glazed window, tiled fire surround and fitted gas fire.

**Dining Area**

**3.20 x 2.31 (10'5" x 7'6")**

With window, under stairs storage housing gas and electric meters.

**Kitchen**

**2.54 x 2.22 (8'3" x 7'3")**

With a range of white base and wall units, work tops, stainless steel sink with mixer taps, space for gas oven, wall mounted water heater, tiled splashbacks, space for fridge/freezer, glazed door to:

**Conservatory**

**3.97 x 2.08 (13'0" x 6'9")**

With worktops, base unit, under worktop space and plumbing for washing machine, double glazed window and door with view of rear garden.

**First Floor Landing**

With loft hatch.

**Bedroom One**

**4.83 x 3.11 (15'10" x 10'2")**

With double glazed window, cupboard with shelves.

**Bedroom Two**

**3.46 x 3.34 (11'4" x 10'11")**

Double glazed window with view of rear garden.

**Bedroom Three**

**3.22 x 2.11 (10'6" x 6'11")**

Double glazed window with storage cupboard.

**Bathroom**

Panel enclosed bath with mixer tap, shower attachment and handles, pedestal basin, tiled splashback and frosted double glazed window.

**Separate WC**

With low flush WC and frosted double glazed window.

**Outside**

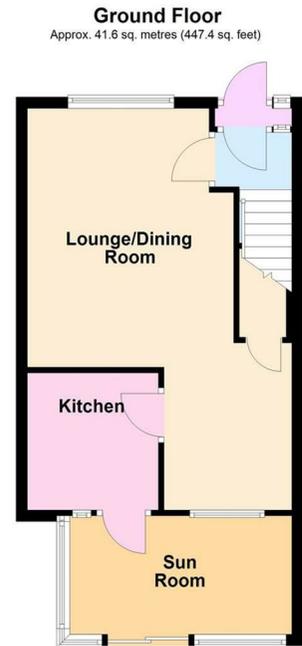
Front garden with lawn and a garage in compound.

**Rear Garden**

With lawn area, mature shrubs and timber built shed.



# Floor Plan Cedar Close



Total area: approx. 80.5 sq. metres (866.8 sq. feet)

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | 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.

