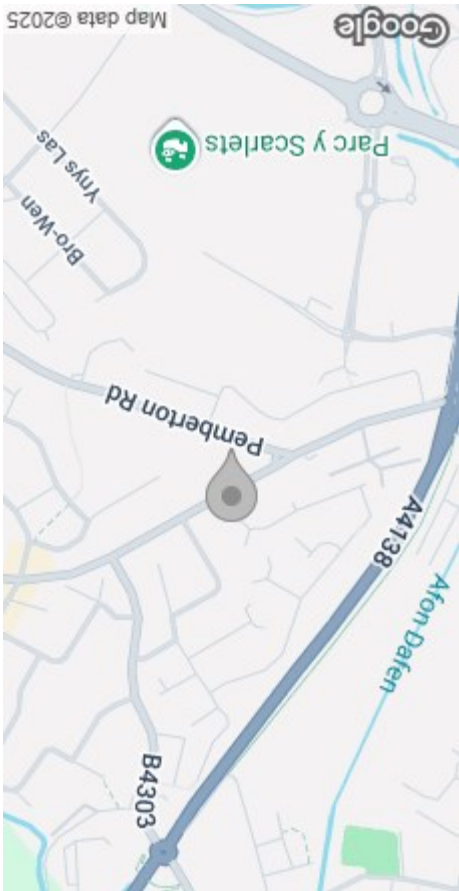


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

What every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, fixtures, fittings and appliances shown hereon are not intended to be used as a guarantee of accuracy, and the purchaser is advised to verify the same by independent means. The purchaser is advised to verify the same by independent means. The purchaser is advised to verify the same by independent means.

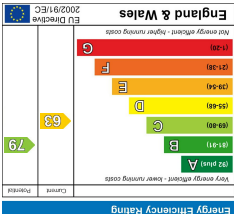


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

This charming semi-detached property boasts a striking pole stone frontage that adds character to its exterior. Its prime location ensures that residents are just a stone's throw away from local amenities, including convenient retail parks, and offers excellent access to the M4, making it an ideal choice for commuters.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge and dining area, perfect for entertaining guests or enjoying family time. The fitted kitchen is both functional and inviting, while the versatile family room at the rear provides additional living space that can be tailored to your needs, whether as a playroom, study, or additional lounge.

The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom that serves the household's needs. The level rear garden presents a wonderful opportunity for those with a green thumb, offering plenty of potential for cultivation and outdoor enjoyment.

This property is a fantastic opportunity for first-time buyers or anyone looking to invest and add value. With its blend of space, character, and location, it is sure to attract interest. Don't miss your chance to make this delightful home your own.

FULL DESCRIPTION

Ground Floor

Porch

Hallway

Lounge

Sitting Room

Kitchen

Family/Dining Room

First Floor

Landing

Bedroom 1

Bedroom 2

Bedroom 3



Family Bathroom

Parking
On road parking

Council Tax Band = C

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Sky (ADSL)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Sky
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

