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WELL PRESENTED TWO BEDROOM BAY-FRONTED SEMI-DETACHED HOME WITHIN WALKING DISTANCE OF THE TOWN CENTRE

This two bedroom semi-detached property offers a separate lounge and dining room, modern kitchen, and an updated bathroom suite. Further benefits include UPVC double glazing, gas central heating, and a private rear garden.

Conveniently located within walking distance of the town centre and local amenities, an internal viewing is highly recommended.

Entrance

Entered via part glazed UPVC entrance door into:

Hallway

With wood effect flooring, radiator and doors into:

Dining Room 13'2" x 10'1" (4.02 x 3.07)

With UPVC bay window to front aspect, wood effect flooring and radiator.

Lounge 12'10" x 14'10" (3.92 x 4.52)

With wood effect flooring, radiator, T.V point, built in storage cupboard and door into:

Kitchen 6'7" x 15'3" (2.00 x 4.66)

Fitted with a range of base and wall mounted units, inset single drainer sink unit with hot and cold taps, gas cooker with four ring gas hob, plumbing for washing machine, space for fridge/freezer, part tiled surround, wood effect flooring, UPVC window to side aspect and part glazed UPVC door on to rear garden.

First Floor Landing

With doors to:

Bedroom One 10'2" x 13'3" (3.11 x 4.05)

With UPVC window to rear aspect and radiator.

Bedroom Two 14'10" x 8'0" (4.52 x 2.45)

With UPVC window to rear aspect and radiator.

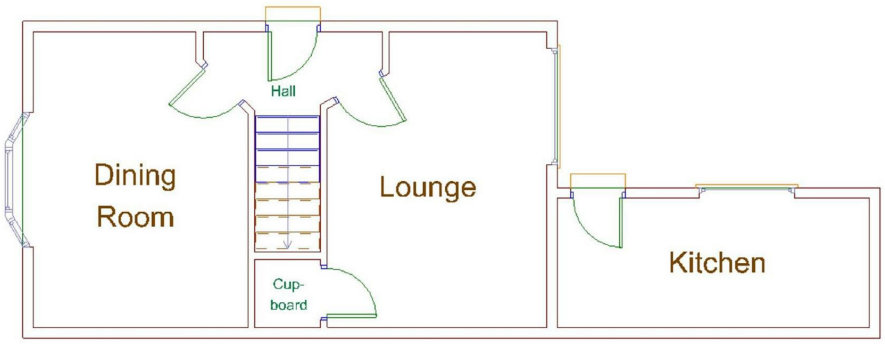
Bathroom 8'9" x 9'4" (2.66 x 2.84)

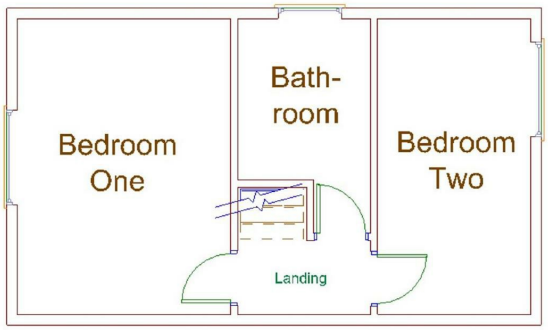
Fitted with low flush WC, pedestal hand basin, paneled bath with wall mounted shower unit, wall mounted 'combi' boiler, radiator and opaque UPVC window to side aspect. Please note the bathroom now benefits from plastic sheeting as supposed to the tiled surround shown in the photograph of the bathroom.

Rear Garden

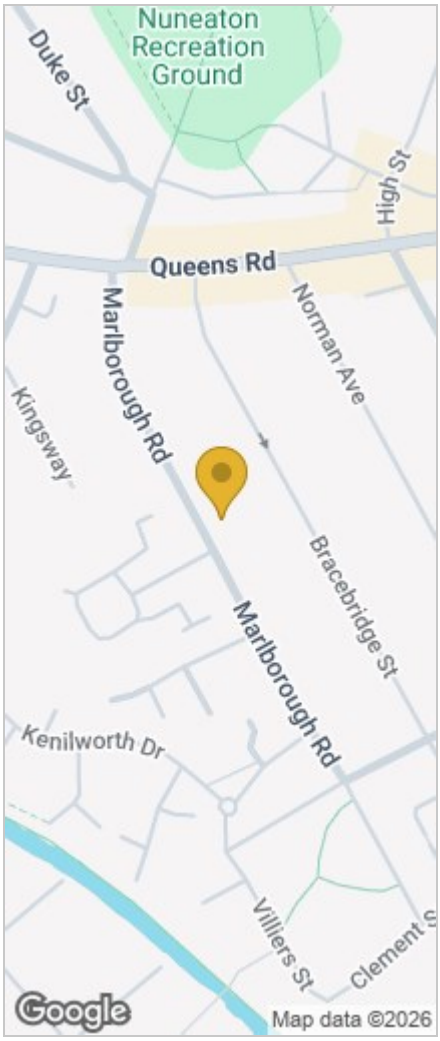
Enclosed by timber panel fencing and with paved patio area, raised flower beds and artificial grass area to rear.

Floor Plan

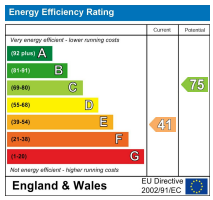


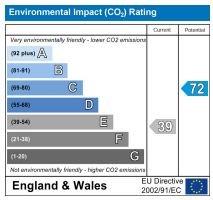


Area Map



Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale.
The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.