





This two bedroom semi detached has been lovingly cared for an improved by the current owner to now offer stunning and move in ready accommodation at this convenient address being near to local shops and other amenities. The property itself comprises of lounge with feature multi fuel burner, kitchen, utility and downstairs shower room. To the first floor two bedrooms, the master with far reaching views. Finally a low maintenance garden to the rear. Contact the office for further information or to arrange your viewing.

#### Approach

Gate leads to path to front door, gravel area and wall to enclose

#### Lounge

Double glazed window to front, multi fuel burner, central heating radiator and stairs off

#### Kitchen

Central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob and oven, double glazed window to side, tiled floor and splash backs

#### Utility

Double glazed door to rear, space and plumbing for washing machine with work surface over, and combi boiler

#### Shower room

Shower, low level w,c, double glazed window to rear, wash hand basin with mixer tap and storage below, heated towel rail and tiled splash backs

#### Landing

Access to loft space and doors off

#### Bedroom One

Double glazed window to rear with far reaching views and central heating radiator

#### Bedroom Two

Double glazed window to front and central heating radiator

#### Rear Garden

Decking, astro turf and fencing to enclose



### Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

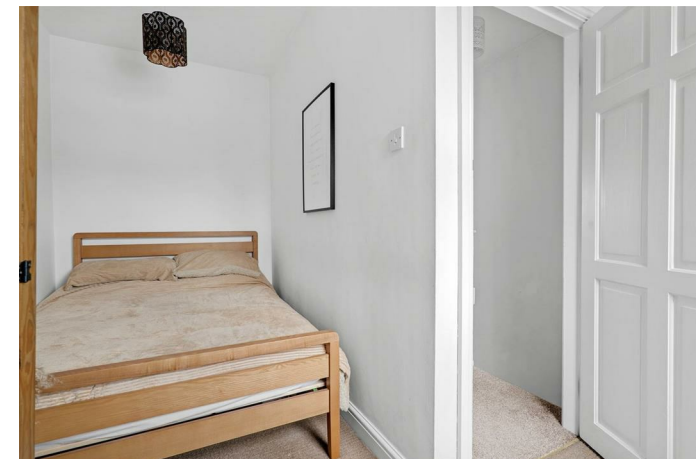
### Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

### Council Tax Band A







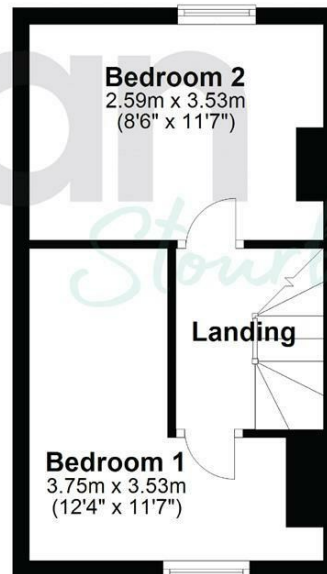
## Ground Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



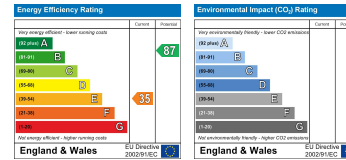
## First Floor

Approx. 22.7 sq. metres (244.7 sq. feet)



Total area: approx. 52.7 sq. metres (567.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



**IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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