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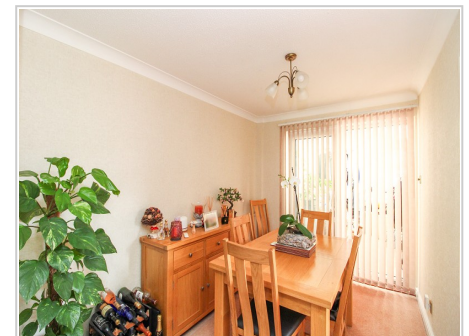
£350,000



- THREE BEDROOM END OF TERRACED HOUSE
- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- BATHROOM
- REAR GARDEN
- GARAGE EN BLOC
- CLOSE TO AMENITIES AND TRANSPORT LINKS

Ref: PRA12934

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this three bedroom end of terraced family home located within a popular residential area. In brief the accommodation comprises of an entrance hall, lounge, dining room, kitchen and conservatory. On the first floor are three bedrooms and a family bathroom. Outside the property is an enclosed rear garden and a Garage En Bloc.

Further benefits include double glazed windows and gas central heating.

Situated within close proximity to local amenities and transport links, an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

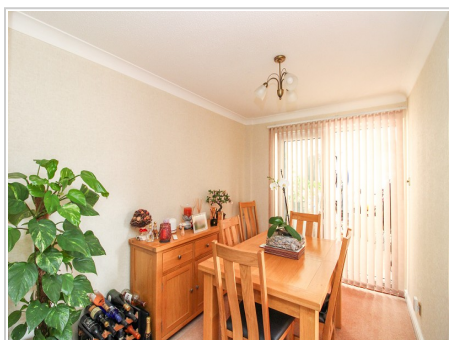
Entrance Hall

Radiator, stairs to first floor, doors to;



Lounge (13' 03" x 13' 00") or (4.04m x 3.96m)

Window to front, radiator, TV Point, under stairs cupboard, open plan to dining room.



Dining Room (11' 00" x 7' 10") or (3.35m x 2.39m)

Radiator, sliding door to conservatory, door to kitchen.



Kitchen (11' 00" x 7' 07") or (3.35m x 2.31m)

Base and eye level units comprising an inset sink with draining board and mixer tap, double oven, induction hob, space for white goods, window to side, door to rear garden, part tiled walls, tiled floor.

Conservatory (11' 04" x 8' 09") or (3.45m x 2.67m)

Door to garden.

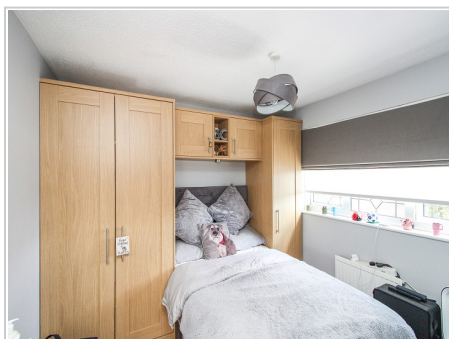
First Floor Landing

Loft access, window to side, doors to;



Bedroom 1 (15' 01" x 9' 01") or (4.60m x 2.77m)

Window to front, radiator, fitted wardrobes.



Bedroom 2 (9' 02" x 9' 01") or (2.79m x 2.77m)

Window to rear, radiator, fitted wardrobe, cupboard.

Bedroom 3 (9' 08" x 6' 05") or (2.95m x 1.96m)

Window to front, radiator, cupboard.



Bathroom

Comprising an enclosed bath tub, wall mounted shower, low flush WC, wash hand basin, tiled walls, heated towel rail, window.



Rear Garden

Fully enclosed with gated side access, laid to patio.



Garage En Bloc

With up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

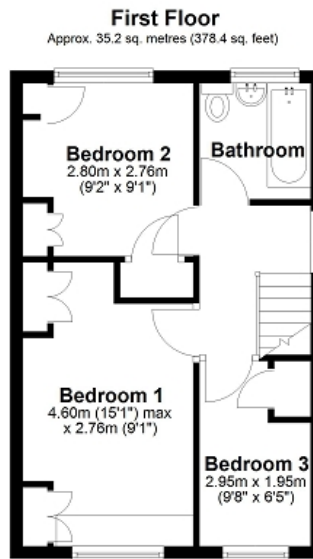
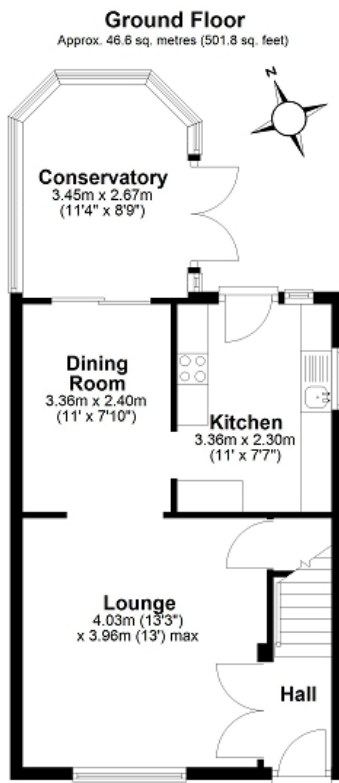
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





Total area: approx. 81.8 sq. metres (880.1 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.