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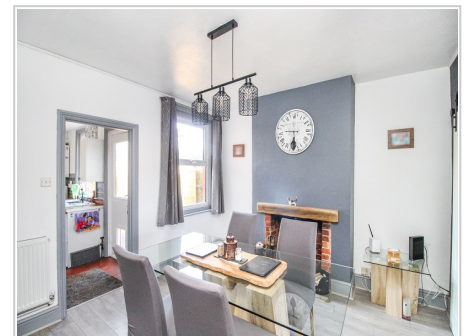
£405,000



- THREE DOUBLE BEDROOM SEMI DETACHED PERIOD HOME
- WALKING DISTANCE TO TOWN CENTRE
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- SOUTH WEST FACING REAR GARDEN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

Ref: PRA12999

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented and spacious three double bedroom semi detached period home located within close proximity to the town centre in the sought after area of West Green. In brief the accommodation on the ground floor comprises of an entrance hall, lounge, dining room, kitchen and downstairs bathroom. On the first floor are three excellent sized double bedrooms. Outside the property is a large southwest facing rear garden which boasts a garden room making an ideal space for entertaining in the summer months.

Further benefits include double glazed windows and gas central heating.

Situated within walking distance to the town centre with its array of local amenities and transport links an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

Entrance Hall

Stairs to first floor, radiator, leading to;



Dining Room (11' 10" x 11' 10") or (3.61m x 3.61m)

Radiator, window to rear, under stairs cupboard.



Lounge (11' 10" x 11' 02") or (3.61m x 3.40m)

Bay window to front, radiator, TV Point, wood burning stove.

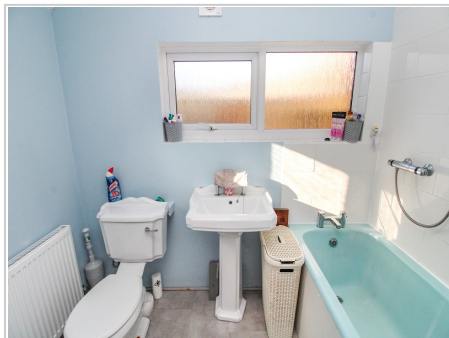


Kitchen (12' 02" x 9' 06") or (3.71m x 2.90m)

Equipped in a range of base and eye level units comprising an inset sink with draining board and mixer tap, space for oven, space for white goods, wall mounted boiler, door to rear garden.

Rear Lobby

Radiator, space for tumble drier, window, door to bathroom.

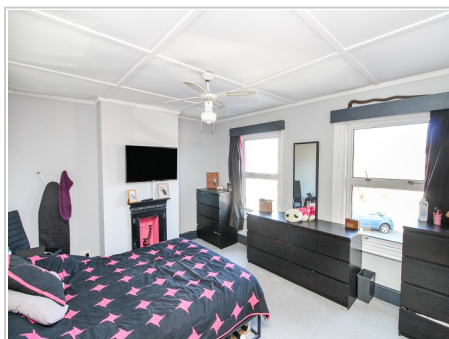


Bathroom

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

First Floor Landing

Loft access, doors to;



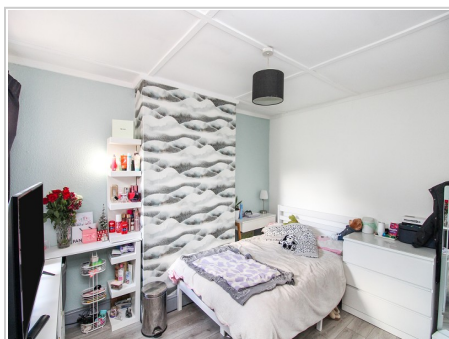
Bedroom 1 (14' 09" x 11' 10") or (4.50m x 3.61m)

Two windows to front, radiator.



Bedroom 2 (12' 02" x 9' 06") or (3.71m x 2.90m)

Window to side, radiator.



Bedroom 3 (11' 10" x 9' 02") or (3.61m x 2.79m)

Window to rear, radiator.



Rear Garden

Fully enclosed with gated side access, patio area, area of lawn, plants and shrubs to borders, open garden room ideal for entertaining.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

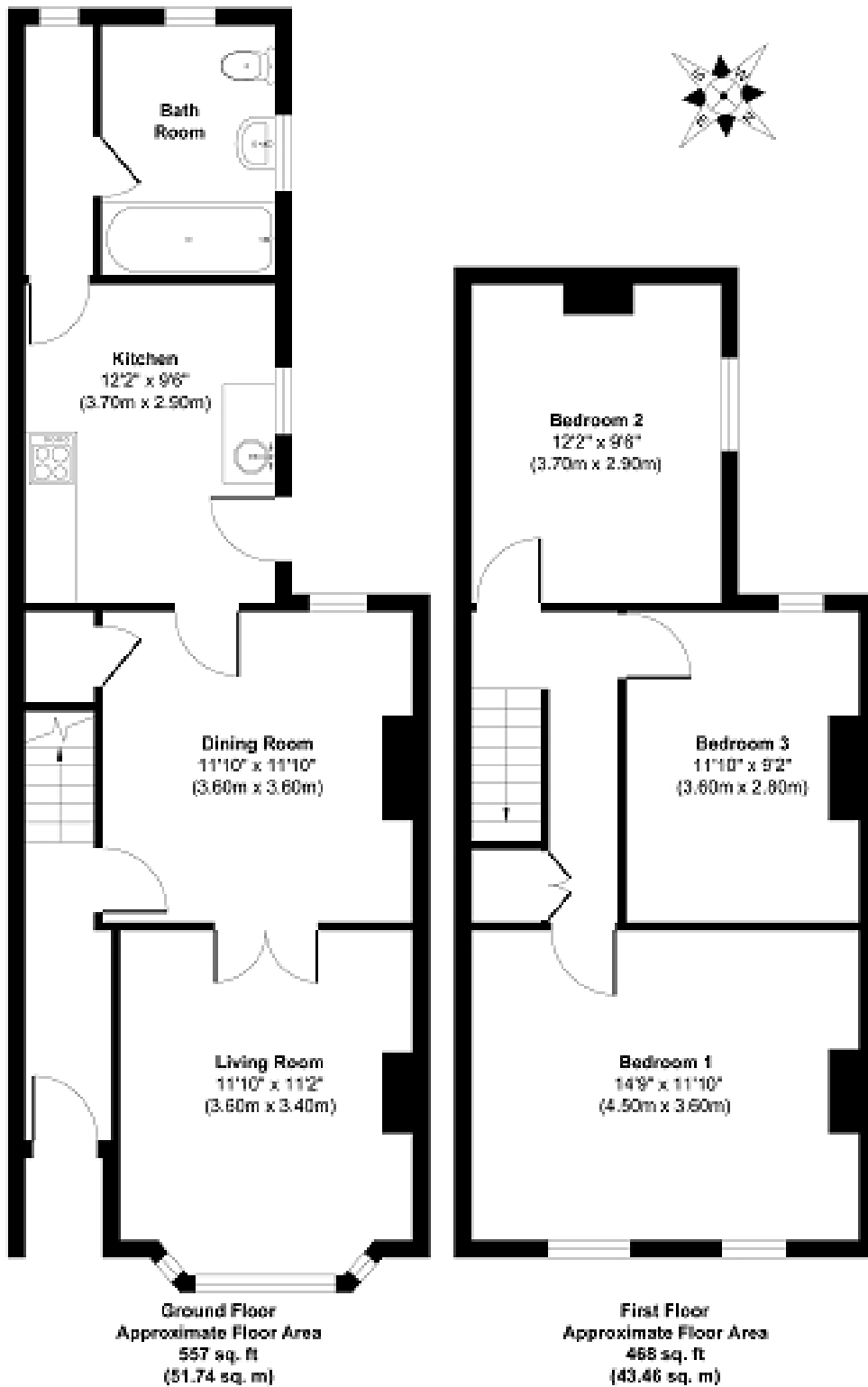
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





Approx. Gross Internal Floor Area 1052 sq. ft / 95.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.