



We are pleased to offer for sale this well presented 3 BEDROOM EXTENDED SEMI-DETACHED HOUSE situated in a central location close to local shops, schools and BR Station. The property features 24ft lounge/dining room and separate rear sitting room, re-fitted kitchen with appliances and modern 4 piece bathroom and further benefits from gas central heating, UPVC double glazing, approx 100ft rear garden and garage plus additional off street parking.

The accommodation comprises:- (All room sizes approximate)

ENTRANCE: Via double glazed door to:-

ENTRANCE HALL: Radiator with decorative wooden cover, laminate wood effect flooring, stairs leading to first floor landing with understairs storage cupboard, coved ceiling, door to:-

LOUNGE/DINING ROOM: 24'0 x 11'4 narrowing to 7'0 Double glazed Georgian style bay window to front, feature fireplace with inset gas flame effect fire, two radiators, TV point, double glazed doors to sitting room, laminate wood effect flooring, coved ceiling, opening to:-

FITTED KITCHEN: 9'9 x 6'0 Window to rear, a good range of fitted wall and base units with matching plate rack, rolled top work surfaces incorporating single drainer sink unit with mixer taps, integrated electric hob with extractor hood over, built-in oven with microwave oven above, plumbing for dishwasher, space for fridge/freezer, tiled flooring.

SITTING ROOM: 15'6 x 7'3 Double glazed windows and doors leading to rear garden, wood effect laminate flooring, TV point, radiator with decorative wooden cover, wall light point

LANDING: Double glazed window to side, access to loft space via pull down ladder, housing gas central heating combi boiler, doors to :-

BEDROOM 1: 12'6 x 10'2 Double glazed Georgian style window to front, radiator, range of fitted sliding door mirror fronted wardrobes, wood effect laminate flooring.

BEDROOM 2: 10'7 x 10'2 Double glazed Georgian style window to rear, radiator, built-in cupboard, range of fitted wardrobes with built-in drawers, wood effect laminate flooring.

BEDROOM 3: 7'0 x 6'7 Double glazed Georgian style window to front, radiator, wood effect laminate flooring.

RE-FITTED BATHROOM: Double glazed window to rear, 4 piece White suite comprising of corner panel bath with mixer taps and shower attachment, fully

enclosed shower cubicle with mains power shower, low level wc suite, wash hand basin, towel rail/radiator, exposed walls fully tiled, tiled flooring, inset ceiling spot lights, extractor fan.

GARDEN: Approx 100ft with decked sitting area leading to area laid to lawn, fully fenced with mature shrubs and flower borders, side pedestrian access, brick shed to rear of garage with power and lighting. Superb 18ft x 9ft Office/Studio fully insulated with heating, power and lighting.

GARAGE: Brick built detached garage with up and over door, power and lighting. Additional off street parking to front of house. By prior appointment with Norman J Shepherd & Co Telephone (01992) 638435 In accordance with the 1991 Property Mis-Description Act, these details and photographs have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested.

Price: £469995

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