



£325,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this well presented and modern three bedroom semi-detached home, located in the heart of Little Common Village being within walking distance of the local amenities to include shops, restaurants, doctors surgery, bus services and popular school. The accommodation comprises an open plan living room/dining/kitchen with access to the rear garden, three bedrooms and a modern family bathroom/w.c. The property also benefits from double glazing and gas central heating. To the outside there is an enclosed rear garden with access to a PRIVATE PARKING SPACE and a small front shingle area. To be sold chain free with vacant possession. An internal inspection is highly recommended to fully appreciate the quality of this delightful family home by vendors sole agents.

Entrance
Double glazed front door to

Open Plan Living/Dining Room
34'2 x 13'5
With radiator, electric consumer unit, understairs storage cupboard, stairs to First Floor, double glazed window to the front.

Kitchen Area
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, fitted Lamona oven & hob, extractor hood over, wall mounted Worcester combi boiler, radiator, double glazed window to the rear, double glazed French doors to the side & rear.

First Floor Landing
With loft hatch being insulated & partly boarded.

Bedroom One
12'7 x 10'2
With radiator, double glazed window to the front.

Bedroom Two
16'2 x 7'6
With radiator, double glazed window to the side & rear.

Bedroom Three
9'9 x 6'9
With radiator, double glazed window to the rear.

Bathroom
7'7 x 6'5
Comprising bath with mixer tap & shower over & glass screen, pedestal wash hand basin, low level w.c, partly aqua-panelled walls, heated towel radiator, shaver point, extractor fan, double glazed frosted window to the side.

Outside
To the front there is a picket fence & gate leading to an area of shingle with steps to the entrance and gated side access. To the rear there is a paved patio area, a step up to a further paved area, an area of

lawn, a block brick area, a pathway to the back gate providing access to a PARKING SPACE and the garden is enclosed by fencing.

NB
Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

