



ESTATE AGENTS

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**Price £300,000**

PCM Estate Agents are delighted to present to the market this spacious and well-presented THREE BEDROOM END OF TERRACED FAMILY HOME, featuring a beautifully maintained FAMILY FRIENDLY REAR GARDEN.

Accommodation is arranged over two floors comprising an entrance porch with access to a downstairs UTILITY AREA, entrance hall, LOUNGE-DINER with double doors opening to the rear garden and a MODERN FITTED KITCHEN. Upstairs, the property benefits from THREE BEDROOMS, with the master benefitting from double BUILT IN WARDROBES, and a MODERN FAMILY BATHROOM. Further benefits include gas central heating and double glazing throughout.

A real feature of this property is its LARGE FAMILY FRIENDLY REAR GARDEN, thoughtfully designed and arranged for family enjoyment and entertaining. There is a GOOD SIZED DECKED AREA and a LARGE PATIO offering ample space to enjoy those summer evenings, and a LARGE EXPANSIVE AREA OF LAWN with a variety of mature trees and shrubs. The garden also has the benefit of a LARGE SUMMER HOUSE with power and light.

Situated on this quiet and sought-after road within St Leonards, conveniently located with easy reach of well-regarded local schools and amenities. This property would make an IDEAL FAMILY HOME.

Please contact PCM Estate Agents now to arrange your viewing and avoid disappointment.

#### **UPVC DOUBLE GLAZED DOOR**

Opening to:

#### **ENTRANCE PORCH**

Double glazed window to front aspect, door opening to a utility room and glass door opening to:

#### **ENTRANCE HALL**

Tiled flooring, cupboard housing electric meter and consumer unit, additional cupboard for shoes, radiator, door opening to:

#### **LOUNGE-DINER**

17'1 max narrowing to 8'8 x 15'5 max narrowing to 12'3 (5.21m max narrowing to 2.64m x 4.70m max narrowing to 3.73m)

Radiator, double aspect with windows to front and side aspects, double doors opening to the later described rear garden.

#### **KITCHEN**

9'2 x 8'4 (2.79m x 2.54m)

Comprising a range of eye and base level units, integrated fridge freezer, integrated dishwasher, five ring gas hob with extractor above, electric double oven, inset one & ½ bowl sink with mixer tap, double glazed window to rear aspect.

#### **UTILITY AREA**

7'2 x 6'5 max (2.18m x 1.96m max )

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to front aspect, access to loft via loft hatch, built in storage cupboard with shelving, door opening to:

#### **BEDROOM**

13'3 x 8'9 (4.04m x 2.67m)

Measurement onto face of wardrobe. Two built in wardrobes with hanging space, double glazed window to side aspect.

#### **BEDROOM**

9'4 max x 8'6 (2.84m max x 2.59m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

9'6 max x 6'8 (2.90m max x 2.03m)

Built in over stairs wardrobe with hanging space, radiator, double glazed window to front aspect.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap and separate shower attachment, wash hand basin with mixer tap and storage beneath, integrated dual flush wc, chrome heated towel rail, tiled walls, tiled flooring, frosted double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

The property benefits from a tiered front garden that is mainly laid to lawn, having flowerbeds and supported by wooden planters, side access to the rear garden.

#### **REAR GARDEN**

A particular feature of the property and accessed via doors from the lounge-diner onto an area of decking providing outdoor seating and entertaining, steps down to a large patio area, large area of lawn with arrange of established mature trees and shrubs.

#### **SUMMER HOUSE**

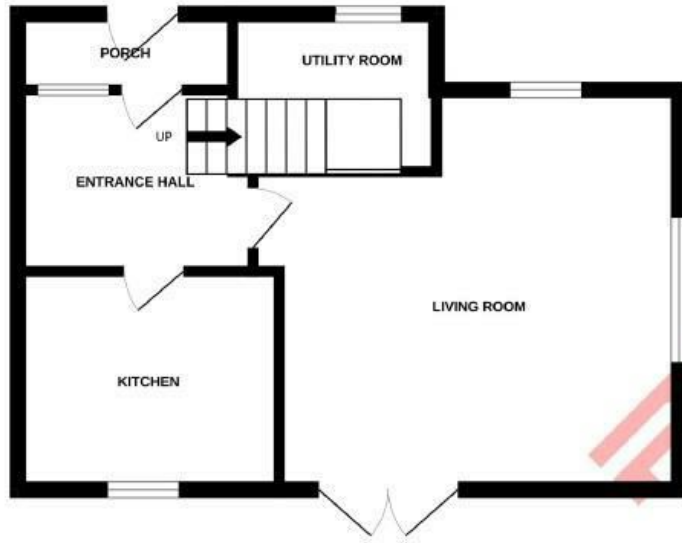
15'8 x 11'8 (4.78m x 3.56m)

With power and lighting, two windows to front aspect overlooking the garden, large double doors opening to the rear garden.

Council Tax Band: B



GROUND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.