



ESTATE AGENTS

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Price £325,000

PCM estate agents welcome to the market an opportunity to acquire this MODERN THREE BEDROOM, TWO BATHROOM, SEMI-DETACHED HOME positioned on one of St. Leonard's sought after roads. The property features OFF ROAD PARKING for two vehicles and a LEVEL FAMILY FRIENDLY REAR GARDEN. Offered to the market CHAIN FREE!

Inside, the accommodation is arranged over two floors and includes a welcoming entrance hall, a SPACIOUS LIVING ROOM with BI-FOLD DOORS opening onto the garden, a MODERN KITCHEN-DINING ROOM and a ground floor WC. Upstairs, you'll find THREE BEDROOMS, including a MASTER with EN-SUITE SHOWER ROOM and a main family bathroom. The property has gas fire central heating and double glazing throughout, and the garden is level and mainly laid to lawn, with a patio offering an ideal spot for dining al fresco and entertaining

The home is within easy reach of popular schools, local amenities, making it an ideal family home. Viewing is highly recommended, please call the owners agents now to arrange your appointment and avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wood flooring, large storage cupboard housing the consumer unit for the electrics, boiler and alarm system. Doors to:

DOWNSTAIRS WC

Low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, heated towel rail, wood laminate flooring, double glazed opaque glass window to front aspect for privacy.

LIVING ROOM

17'9 x 12'10 (5.41m x 3.91m)

Wood laminate flooring, two wall mounted vertical radiators, television point, internal wooden partially glazed double opening doors to kitchen-diner and bi-folding doors providing a pleasant outlook and access to the garden.

KITCHEN-DINER

18'5 x 10'3 (5.61m x 3.12m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset sink with mixer tap, Everhot

freestanding but fitted cooker with cooker hood over, washing machine, integrated fridge freezer, ample space for dining table, down lights, wood laminate flooring, part tiled walls, return door to entrance hall, wooden partially glazed double opening doors to living room, double glazed window to front aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, two built in cupboards, doors to:

BEDROOM

11'9 x 10'4 (3.58m x 3.15m)

Radiator, double glazed window to front aspect, door to:

EN-SUITE

Walk-in shower enclosure, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, heated towel rail, shaver point, wood flooring, aquaboard walls, down lights, extractor for ventilation.

BEDROOM

13'7 x 9'5 (4.14m x 2.87m)

Radiator, double glazed window to front aspect.

BEDROOM

9'5 x 7'7 (2.87m x 2.31m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail/ radiator, down lights, extractor for ventilation, wood flooring, double glazed opaque glass window to rear aspect.

REAR GARDEN

Good sized level family friendly garden with a sone patio abutting the property. The garden extends down the side elevation with gated side access to front, outside lighting & water tap, good sized section of lawn and some trees, fenced boundaries.

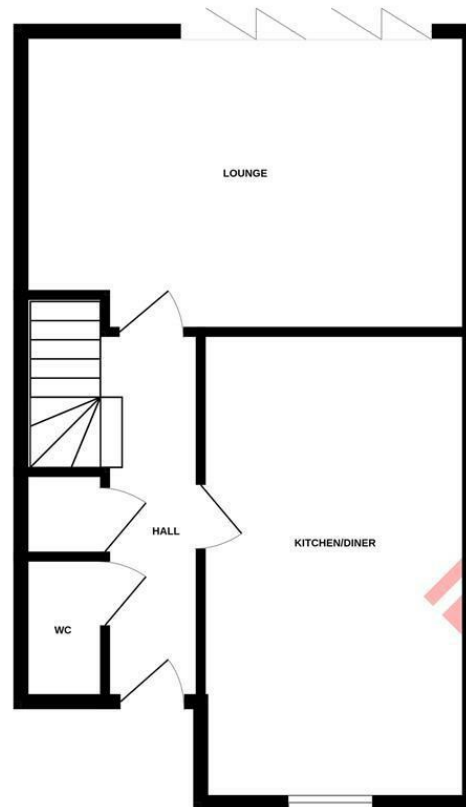
OUTSIDE - FRONT

Block paved driveway providing off road parking for multiple vehicles, shared access onto the drive via neighbouring property, hedged front boundary, gated access to the rear garden.

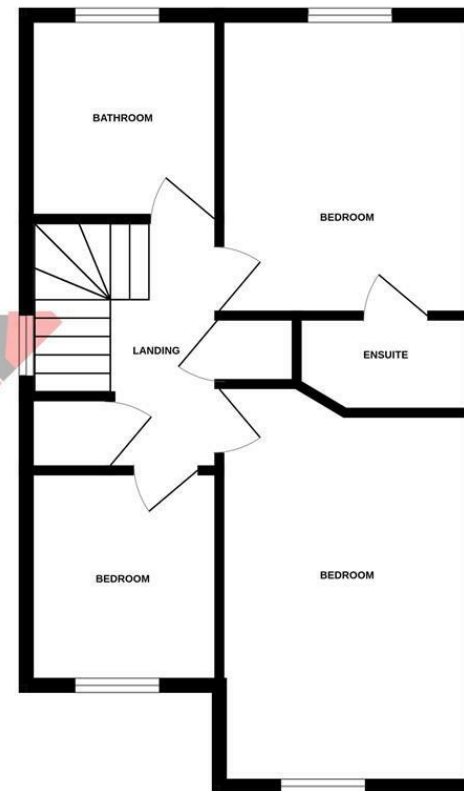
Council Tax Band: C



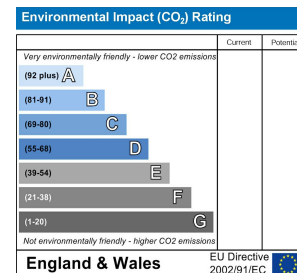
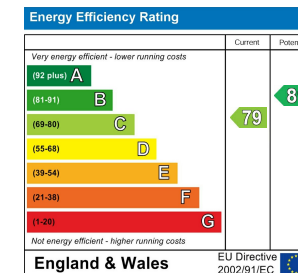
GROUND FLOOR



1ST FLOOR



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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