



PCMA
ESTATE AGENTS

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Price £250,000

PCM Estate Agents are delighted to welcome to the market this THREE BEDROOM OLDER STYLE TERRACED HOME, enviably positioned on this sought-after road within easy reach of local amenities. The property benefits from OFF ROAD PARKING and a private, ENCLOSED REAR GARDEN offering an excellent degree of seclusion. Offered to the market CHAIN FREE.

This home does REQUIRE MODERNISATION but presents an exciting opportunity for those looking to create something special and add their own style and value.

The accommodation is arranged over two floors and comprises a spacious LOUNGE-DINING ROOM, kitchen, THREE BEDROOMS and a family bathroom.

Viewing comes highly recommended call the owners' agents to book your viewing

DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

Further wooden partially glazed door leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, doors opening to:

LOUNGE

14' into bay x 12'11 (4.27m into bay x 3.94m)

Radiator, double glazed bay window to front aspect, open plan to:

DINING ROOM

11'4 x 10'4 (3.45m x 3.15m)

Radiator, serving hatch through to kitchen, double glazed window to rear aspect, return door to entrance hall.

KITCHEN

14'9 narrowing to 12'9 x 9' (4.50m narrowing to 3.89m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, electric hob with waist level oven and separate grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, inset sink with mixer tap, radiator, double glazed window to side and rear aspects with views onto the garden, door to side providing access to:

LEAN TO

13'6 x 6'3 (4.11m x 1.91m)

Cupboard housing the boiler, partially timber framed, windows and door to garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, boarded with power and light.

BEDROOM

14'7 into bay x 10'1 (4.45m into bay x 3.07m)

Fitted bedroom furniture, radiator, double glazed bay window to front aspect.

BEDROOM

11'9 x 10'11 (3.58m x 3.33m)

Radiator, double glazed window to rear aspect.

BEDROOM

12'5 x 8'9 (3.78m x 2.67m)

Radiator, built in cupboard, shower cubicle with electric shower, double glazed window to rear aspect with views onto the garden.

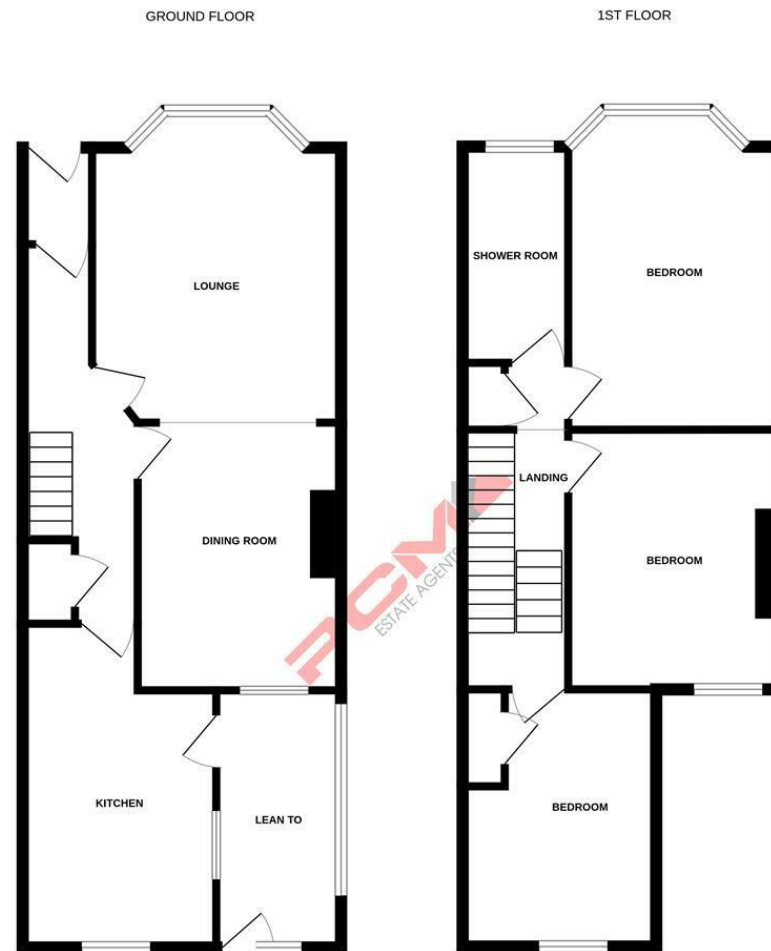
SHOWER ROOM

Low level wc, vanity enclosed wash hand basin with chrome mixer tap, walk in shower enclosure, heated towel rail, part tiled walls, double glazed window to front aspect.

REAR GARDEN

Greenhouse, rear gated access, section of lawn, in need of cultivation with patio.





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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		