



ESTATE AGENTS

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7AY**

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Offers In Excess Of £340,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE THREE BEDROOM CHALET-STYLE PROPERTY. Conveniently positioned on the sought-after road within St Leonard's, with the easy reach of popular schooling establishments and nearby amenities within the area.

The property occupies GOOD SIZED PLOT with a block-paved drive providing OFF ROAD PARKING and access to an attached SINGLE GARAGE. The REAR GARDEN is EXPANSIVE, offering lots of outdoor space for families with children to enjoy or for the garden enthusiast.

The property occupies a slightly elevated position set back from the road and offers accommodation arranged over two floors comprising a spacious entrance with lots of practical storage space, an OPEN PLAN LOUNGE-DINING ROOM, kitchen, TWO GROUND FLOOR BEDROOMS, bathroom with SEPARATE WC. Upstairs there's a THIRD BEDROOM accessed via a spiral staircase within the dining room.

The property is IN NEED OF SOME MODERNISATION but offers an opportunity for the eventual buyer to put their own personality into this lovely property. Viewing comes recommended, please call owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED DOOR

Opening to:

L SHAPED ENTRANCE HALL

Radiator, coving to ceiling, coving to ceiling, two large storage cupboards, doors opening to:

DINING ROOM

13'9 x 8'1 (4.19m x 2.46m)

Spiral staircase leading to the first floor bedroom, radiator, coving to ceiling, serving hatch through to kitchen, double glazed window to side aspect, partially open plan to:

LIVING ROOM

14'8 x 14'7 (4.47m x 4.45m)

Dual aspect with double glazed window to front, double glazed window to side, two double radiators, television point, sandstone fireplace with gas living flame fire.

KITCHEN

11'8 x 8'8 (3.56m x 2.64m)

Original pantry style cupboard, wall mounted boiler, (installed 2023), fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, space for gas cooker, inset resin one & ½ bowl drainer-sink with

mixer tap, radiator, space and plumbing for washing machine, space for fridge freezer, serving hatch through to dining room, double glazed window to rear aspect with views onto the garden, double glazed door to side aspect providing access into the garden.

BEDROOM

14'10 x 11' (4.52m x 3.35m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

10'9 x 10'5 (3.28m x 3.18m)

Radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath, electric shower over bath with mixer tap, pedestal wash hand basin, tiled walls, radiator, double glazed window to rear aspect.

WC

Dual flus low level wc, part tiled walls, double glazed window with pattern glass to rear aspect.

BEDROOM

16' max x 11'4 (4.88m max x 3.45m)

Currently used as a third bedroom. Triple aspect room with double glazed windows to front, rear and side elevations, access to eaves storage, built in cupboards.

REAR GARDEN

Large and mainly to lawn with a patio, gated side access to front, laid to lawn, established plants and shrubs, fruit trees, greenhouse, patio, outside water tap.

ATTACHED GARAGE

16'3 x 8'7 (4.95m x 2.62m)

Double opening doors, window to rear aspect, power and light, access to running water.

FRONT GARDEN

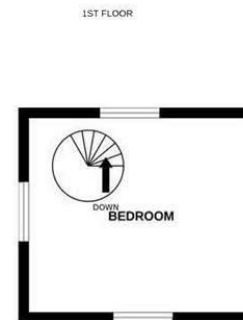
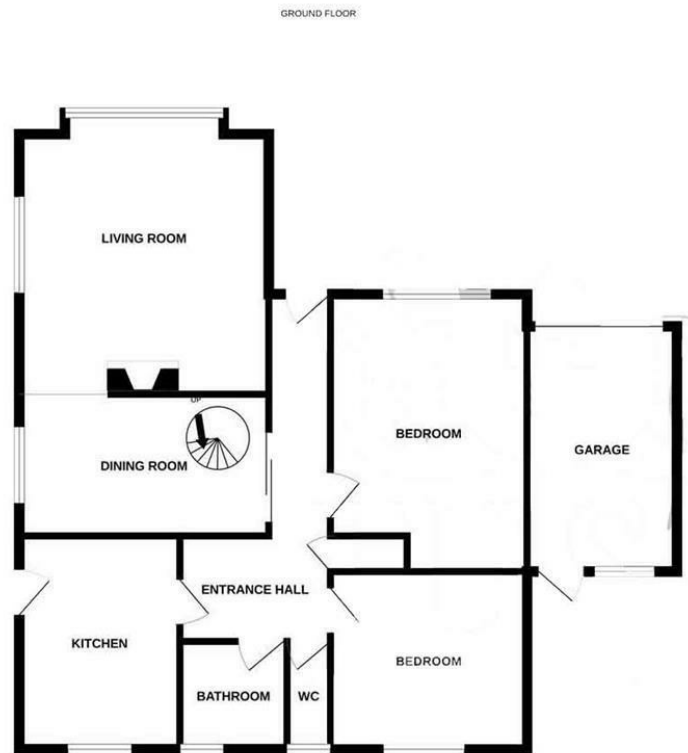
Block paved drive providing off road parking, occupying an elevated position set back from the road with a lawned front garden and path to front door. There is also gated side access to the rear garden and an outside light.

Council Tax Band: D

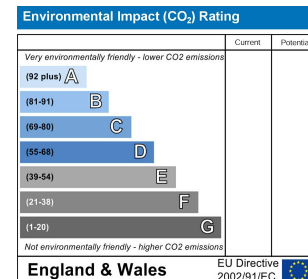
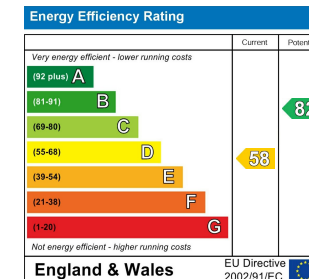








Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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