PCM ESTATE AGENTS

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Price £265,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this ATTRACTIVE BAY FRONTED THREE BEDROOM TERRACED HOUSE, conveniently positioned within easy reach of amenities and bus routes. The property offers modern comforts including gas fired central heating , double glazing and offers a WEALTH OF ORIGINAL PERIOD CHARM AND FEATURES.

Accommodation is arranged over two floors comprising a welcoming entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, a lovely kitchen, GROUND FLOOR BATHROOM with shower over bath, and first floor landing with access to THREE BEDROOMS. The property is well-presented throughout.

The property has a LOVELY GARDEN which is arranged over two levels, offering ample space to eat alfresco and entertain.

Viewing comes recommended to fully appreciate the overall space on offer, please contact the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Coconut matting and wood flooring, column style radiator, stairs rising to upper floor accommodation, under stairs storage space, doors to:

LIVING ROOM
13'7 into bay x 12'3 (4.14m into bay x 3.73m)
Column style radiator, high ceiling with cornicing, column style radiator, panelled ceiling, double glazed bay window to front aspect.

DINING ROOM
11'2 x 9'7 (3.40m x 2.92m)
Continuation of the wood flooring, column style radiator, high ceiling, picture rail, double glazed window to rear aspect with views onto the garden.

KITCHEN
13'2 narrowing to 10'1 x 7'1 (4.01m narrowing to 3.07m x 2.16m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space for further appliances including washing machine and dishwasher, space for tall fridge freezer, inset drainer-sink unit with mixer tap. part tiled walls, wall mounted boiler, under stairs storage cupboard, double glazed window and door to rear aspect with views and access to the rear garden, door to:

BATHROOM
7'3 x 5'6 (2.21m x 1.68m)
Bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, dual flush low level wc, part tiled walls, columns style radiator, extractor for ventilation, double glazed frosted glass window to side aspect.

FIRST FLOOR LANDING
Split level with loft hatch, doors to:

BEDROOM
15'4 max x 11'4 max (4.67m max x 3.45m max)
Exposed painted wooden floorboards, panelled ceiling, double radiator, two double glazed windows to front aspect.

BEDROOM
10'7 x 9'7 (3.23m x 2.92m)
Picture rail, recessed shelving, double radiator, double glazed window to rear aspect with views onto the garden.

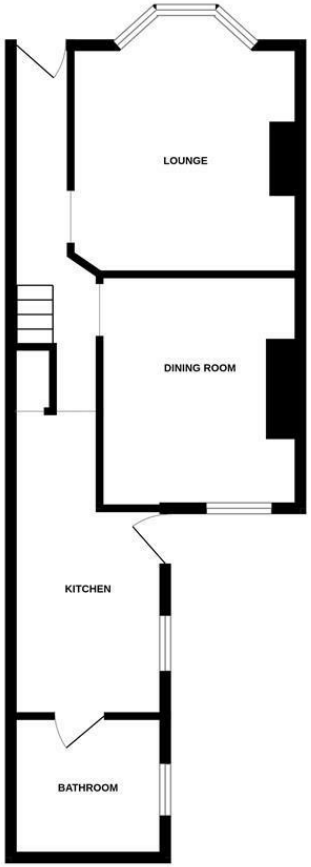
BEDROOM
10'7 x 7'10 (3.23m x 2.39m)
Double glazed window to rear aspect with views onto the garden

OUTSIDE - FRONT
Set back from the road with pathway to front door.

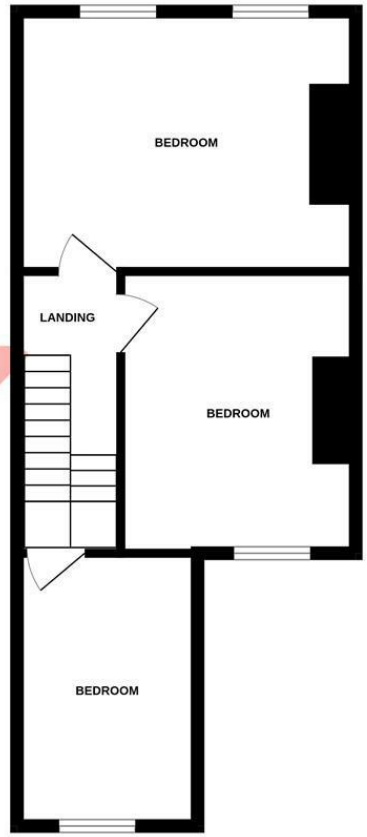
REAR GARDEN
Split level with a concrete patio abutting the property, offering a sunny spot for bistro style table & chairs and potted plants, outside water tap, brick/ concrete steps leading to the upper section of garden being laid to lawn with fenced boundaries, with wooden shed and a further decked patio seating area. The garden offers a lovely space to eat alfresco and entertain family and friends.

Council Tax Band: B

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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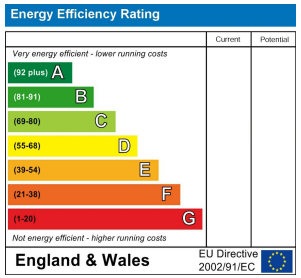

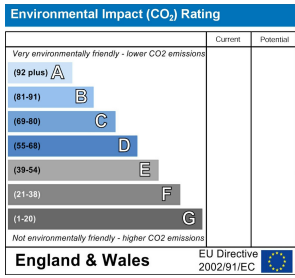

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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