



ESTATE AGENTS

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Price £279,950

PCM Estate Agents are delighted to bring to the market this spacious THREE DOUBLE BEDROOM TERRACED FAMILY HOME, ideally situated in a sought-after location in St. Leonard's. Convenient for local amenities, well-regarded schools and excellent transport links.

The property offers well-proportioned accommodation arranged over two floors, benefitting from gas fired central heating and double glazing. Inside, there is a welcoming entrance hall, spacious living room, a DUAL ASPECT OPEN PLAN KITCHEN-DINING ROOM, first floor landing, THREE DOUBLE BEDROOMS and a family bathroom. Outside, there is an ATTRACTIVE FRONT GARDEN and a PRIVATE REAR GARDEN, ideal for families.

Viewing is strongly advised to appreciate the space on offer, please call the owners agents now to book your viewing and avoid disappointment.

ENTRANCE HALL

Double glazed front door opening into the entrance hall with stairs rising to the first floor accommodation. Wood laminate flooring, radiator, dado rail and understairs storage cupboard. Gas fired central heating controls. Doors leading to the living room and the open plan kitchen/dining room.

OPEN PLAN KITCHEN-DINING ROOM

22 x 12'5 narrowing to 8'7 (6.71m x 3.78m narrowing to 2.62m)
A superb dual aspect room featuring a combination of tiled and wood flooring with double glazed windows to both the front and rear elevations, the latter enjoying views over the garden. The kitchen is fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks. Features include a range-style five-ring cooker with fitted extractor hood, inset ceramic one and a half bowl sink with mixer tap, space for a tall fridge/freezer and space and plumbing for a washing machine. Radiator, coved ceiling and ample space for a large dining table, making this an excellent space for family living and entertaining. Partially open plan to the living room.

LIVING ROOM

12'9 x 12'2 (3.89m x 3.71m)
A bright and welcoming reception room with wood flooring, feature fireplace, radiator, television point and coved ceiling. Double glazed door to the entrance hall together with a double glazed window and door opening onto the rear garden, providing both pleasant views and direct access outside.

FIRST FLOOR LANDING

Access to the loft space via loft hatch, large storage cupboard and doors leading to all three bedrooms and the family bathroom.

BEDROOM

12'8 x 12'2 (3.86m x 3.71m)
A generous double bedroom with double glazed window overlooking the rear garden, radiator and coved ceiling.

BEDROOM

12'8 x 8'7 (3.86m x 2.62m)
Measurement excludes door recess. A well-proportioned bedroom featuring a double glazed window to the rear overlooking the garden, radiator and coved ceiling.

BEDROOM

9'9 x 8'8 (2.97m x 2.64m)
Double glazed window to the front elevation, laminate flooring, radiator and coved ceiling.

BATHROOM

Beautifully appointed with fully tiled walls and flooring. Comprising a panel enclosed bath with mixer tap and electric shower over, vanity wash hand basin with mixer tap, concealed cistern dual flush WC and heated towel rail. Double glazed patterned glass window to the front elevation.

OUTSIDE - FRONT

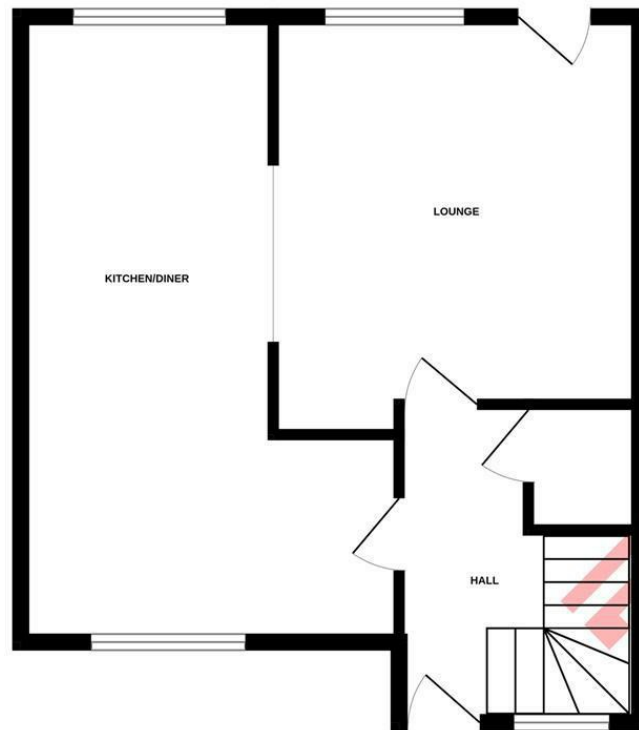
An attractive front garden with established planted areas, steps and pathway leading to the front entrance as well as side access to the rear garden

REAR GARDEN

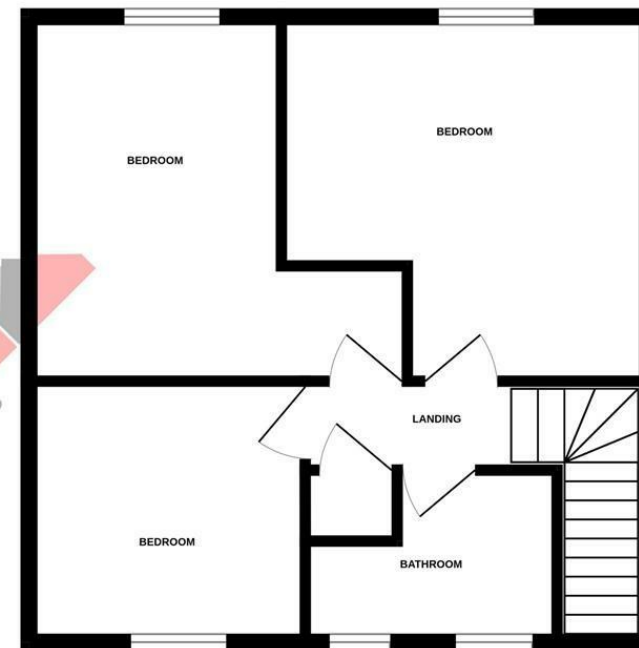
A private and secluded rear garden, accessed directly from the property, being mainly laid to lawn with a large stone patio providing the perfect space for al fresco dining and entertaining. Further benefits include hedged boundaries, an additional decked seating area at the bottom of the garden and a useful outbuilding. Offering generous outdoor space, the garden is ideal for families to enjoy.



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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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	