

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

CLUBLEYS

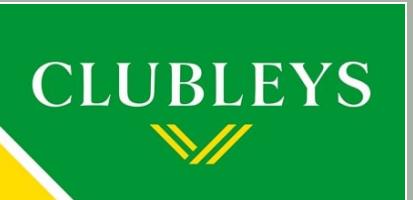
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Energy Efficiency Rating

Very energy efficient - lower running costs
Current Potential
85
72
81-91 A
69-80 B
55-68 C
39-54 D
21-38 E
1-20 F
Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



Offered to the market with NO CHAIN involved, this well presented three bedroom property stands in a quiet location close to the Church and within easy reach of the town centre and array of local amenities. The property is accessed via a front entrance hall which provides access to the lounge, dining area and kitchen. Upstairs there are three bedrooms and family bathroom. A cottage style garden stands to the rear of the house, a pleasant area in which to enjoy the warmer months. There is a brick store and gateway allowing access to the allocated parking area.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Pvc front entrance door, laminate flooring, radiator, stairs leading to first floor.

SITTING ROOM

3.35m x 4.51m (10'11" x 14'9")
 Coal effect gas fire set in marble effect fireplace and hearth with wood surround. Radiator, ceiling coving, TV aerial outlet.

DINING ROOM

3.16m x 3.21m (10'4" x 10'6")
 Radiator, ceiling coving, understairs cupboard.

KITCHEN

3.16m x 2.65m (10'4" x 8'8")
 Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven with gas hob and extractor over, integrated dishwasher, plumbing for automatic washer, part tiled walls, radiator, PVC rear entrance door.

FIRST FLOOR

LANDING

Access to loft space (ladder and partially boarded). Two fitted cupboards, one housing wall mounted gas fired central heating boiler.

BEDROOM ONE

4.35m max x 3.19m (14'3" max x 10'5")
 Radiator, TV aerial outlet, ceiling coving.

BEDROOM TWO

3.18m x 3.72m (10'5" x 12'2")
 Radiator.

BEDROOM THREE

2.32m x 2.71 (7'7" x 8'10")
 Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and mixer tap shower attachment, pedestal wash hand basin, low flush WC, part tiled walls.

OUTSIDE

The low maintenance rear garden is mostly gravelled with paved patio area. Brick and fence boundaries provide privacy with side and rear gated access.

Brick store 1.72m x 2.29m. On street parking or alternatively allocated parking to the rear.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

