



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.

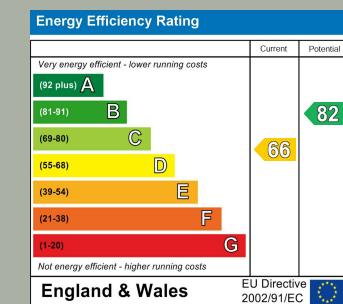
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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.



The property briefly comprises of an open plan kitchen/dining/day room, living room, utility room and bathroom to the ground floor. To the first floor are three bedrooms, one with en suite. Outside there are gardens to the front and rear, a driveway and separate garage.

Tenure - Freehold

Council Tax - B

Epc - D

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Composite front door leads into the entrance hall. Laminate flooring.

OPEN PLAN KITCHEN/DINING ROOM

3.61m max x 5.97m (11'10" max x 19'7")
Full range of grey high gloss wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, integrated fridge freezer, dishwasher, split level double oven, electric hob with contemporary extractor over. Part modern tiling to the walls, laminate flooring and recessed spotlights to the ceiling.

LIVING ROOM

6.05m x 3.20m (19'10" x 10'5")
Feature fireplace housing gas fire with marble inset and hearth and wooden surround. Laminate flooring and coving to the ceiling. Tv and telephone point. Stairs off to the first floor.

UTILITY ROOM

Range of wall and floor units with complimentary work surfaces and stainless steel sink unit. Integrated fridge freezer and plumbing for washing machine. Laminate flooring and recessed spotlights to the ceiling.

BATHROOM

Suite comprising of low level Wc, pedestal hand basin and panelled bath with shower over. part tiling to the walls, laminate floorig and recessed spotlights to the ceiling.

FIRST FLOOR

MASTER BEDROOM

4.02m x 3.63m (13'2" x 11'10")
Large double to the rear of the property. Door into..

ENSUITE

Suite comprising of low level Wc, vanity sink unit with storage under, panelled bath and corner shower unit with wetwalling. Part tiling to the walls, laminate flooring, chrome towel radiator and recessed spotlights to the ceiling.

BEDROOM TWO

3.33m x 3.02m (10'11" x 9'10")
To the rear of the property.

BEDROOM THREE

3.16m x 2.68m (10'4" x 8'9")
To the rear of the property.

EXTERNAL

The front of the property has been laid to stone for ease of maintenance with a block paved side driveway leading to the garage with up and over door. Power and light. To the rear is a large paved patio area and an area laid to awn with timber fencing to the boundary line.

ADDITIONAL INFORMATION

SERVICES

Main gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.

