



Tucked away at the end of a cul-de-sac is this detached home which features a delightful 0.22 acre garden. Featuring a large patio terrace with steps and pathway leading up to a raised garden which is flanked by woodland. The property enjoys a private setting on an unmade road adjacent to Prospect Park and boasts easy access to the town centre with excellent transport links by both road and rail. Offering a high standard of presentation with a modern kitchen and bathroom and will appeal to purchasers seeking a private position with excellent outdoor space.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 3 bedrooms
- Dual aspect living room
- Kitchen-dining room with doors to garden
- Modern bathroom suite with shower
- Delightful private garden with tiered levels and woodland
- Garage and driveway parking





Further details

Garden

A particular feature of the house is the garden which extends to approximately 0.22 acre incorporates a split-level paved patio area with steps which wind up through an area of light woodland to a raised area of garden with gated access to the vendors chicken coup with a further gate opening to another area of garden with bee hives. The garden in total is 186 ft in depth from the rear of the house and this dimension includes the steps and pathway up to the upper tier. There are TPO's in the rear garden and side garden.

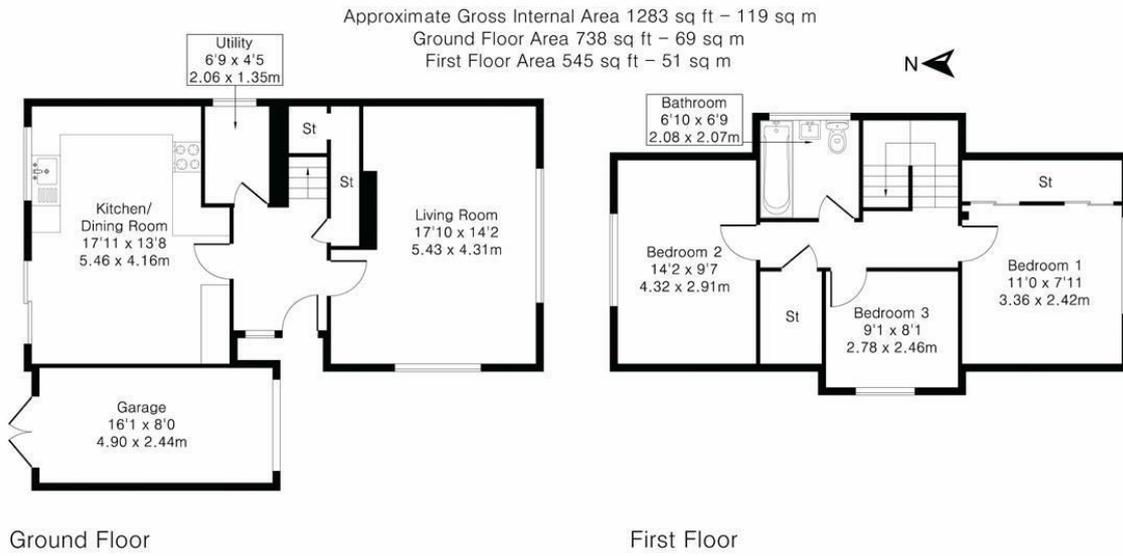
Parking

There is a tandem driveway which leads to a single garage.

Structural Repair

The property underwent repairs for subsidence in 2020 which had caused internal cracking and the vendors insurance company appointed Innovation Group who appraised the damage to of been caused by water leaking from a defective drain. Following a period of monitoring the defective drain was repaired and removed a mature Wisteria in 2020 and the property stabilised before internal repairs were carried out. For further information please contact Haslams on 0118 960 1000.

Floorplan



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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sales@haslams.net
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(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	

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