



**23 The Parade, Church Village, CF38 1BU**

**£190,000**

360 WALK THROUGH TOUR AVAILABLE TO VIEW

**\*\* Four Bedrooms \*\* Located in the Heart of the Village \*\* Ideal Family Home \*\***

Viewing recommended on this spacious mid terraced house - ideal for the growing family.

Located in the heart of Church Village, minutes from many amenities, shops, schools and main roads.

Comprising entrance hall, large lounge/diner, kitchen with oven, hob, fridge and freezer, modern bathroom with separate shower cubicle, four bedrooms and first floor wc.

There is a small gravelled forecourt and a good size, paved garden with storage and lane access.

Offered with no onward chain - an opportunity to purchase a spacious family home in a great location.

## Entrance Hall



Double glazed entrance door, radiator, laminated wood flooring, staircase to first floor, understairs storage.

Lounge/Diner 22'3" x 9'10" (6.80 x 3.00)



Double glazed window to front, french doors leading out to the garden, radiator, log burner, coved ceiling, laminated wood flooring.

Kitchen 10'0" x 9'0" (3.07 x 2.76)



Fitted with a range of base and wall cupboards, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral fridge and freezer, space for washing machine, radiator, laminated wood flooring, double glazed window to side.

## Lobby

Laminated wood flooring, half glazed door leading to garden.

## Bathroom



Modern suite in white and comprising panelled bath, wc, wash hand basin, tiled mains shower cubicle, tiled walls and floor, chrome heated towel rail, two double glazed windows to rear.

## First Floor Landing



Access to bedrooms and toilet.

## Cloaks/WC

WC, wash hand basin, radiator, laminated wood flooring.

Bedroom 1 11'5" x 11'0" (3.48 x 3.36)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

Bedroom 2 10'5" x 10'2" (3.19 x 3.11)



Double glazed window to rear, radiator, laminated wood flooring.

Bedroom 3 9'10" x 5'10" (3.00 x 1.78)



Double glazed window to rear, radiator, laminated wood flooring, built in wardrobes with wall mounted gas combination boiler.

Bedroom 4 11'5" x 5'9" (3.48 x 1.77)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, attic access.

Outside



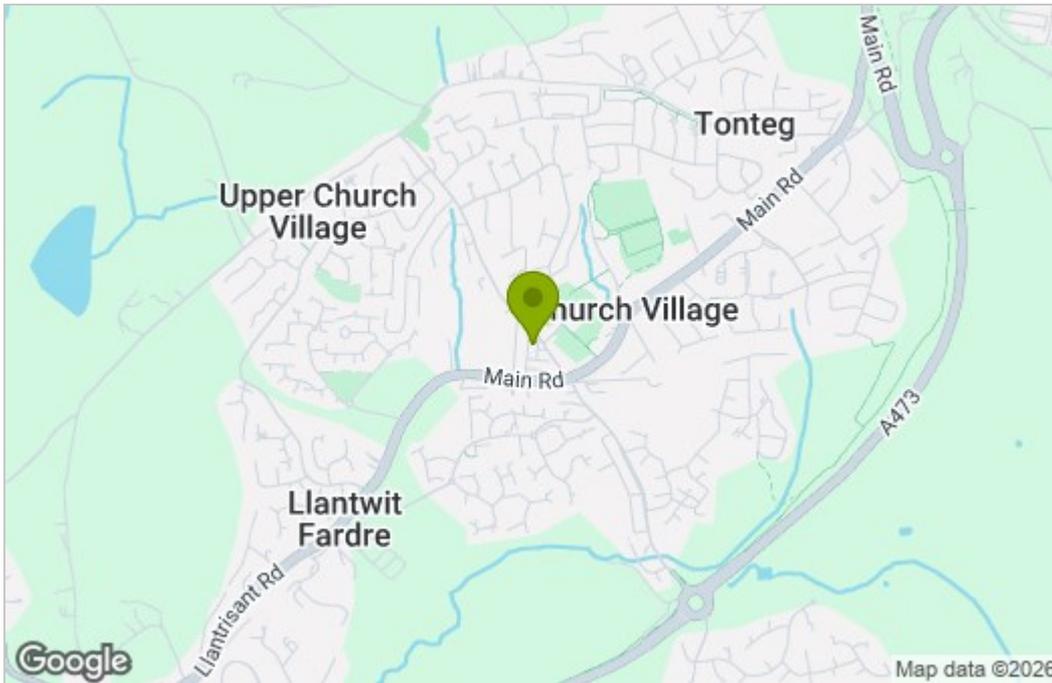
Gravelled forecourt.

Paved rear garden with storage and lane access.

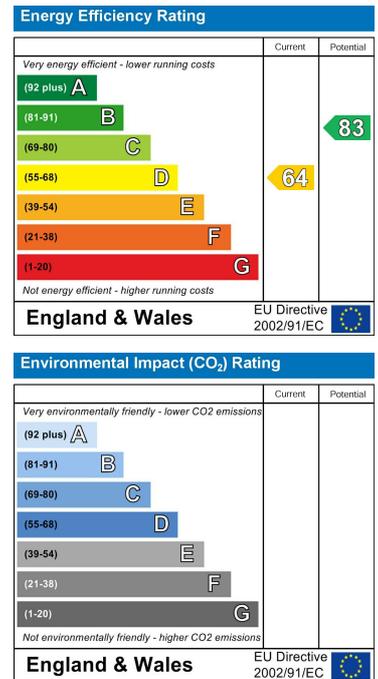
# Floor Plan



# Area Map



# Energy Efficiency Graph



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