



- THREE BEDROOM SEMI-DETACHED HOUSE
- BEAUTIFUL & GENEROUSLY SIZED REAR GARDEN
- SOUGHT AFTER LOCATION
- GROUND FLOOR WC
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - C

Asking price £312,000

<https://www.judgeestateagents.co.uk>



Located within a popular location comes offered for sale this very well presented, three bedroom semi-detached house. Making an ideal family home, this lovely property benefits from an Entrance Porch, Hall, Living Room through to Dining, Kitchen, Side Porch, WC, First Floor Landing, Three Bedrooms and a Four Piece Bathroom Suite. There is a paved area in between the side porch and garage and to the rear there is an eye-catching, well established and maintained garden. From the front there is a lovely garden as well as Off Road Parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a window to the front and side aspect, power point and door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, window to the side aspect, fitted cupboard and a door that leads to:

LIVING ROOM

15'10" - 10'4" x 14'7" - 10'10" (4.83m - 3.15m x 4.45m - 3.30m)
Benefiting from a window to the front aspect, radiator, power points, fire with feature surround, door to the Kitchen and there is an access through to:

DINING ROOM

10'7" x 7'11" (3.23m x 2.41m)
With patio doors to the rear garden, radiator and power points.

KITCHEN

10'3" x 9'3" (3.12m x 2.82m)
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, integral fridge/freezer, dishwasher, power points, radiator, window to the rear aspect, pantry with a window to the side aspect and power points. From the Kitchen there is a door that leads to:

SIDE PORCH

There are windows to the side, front and rear aspects, power points, plumbing for a washing machine, work surfaces, door to the front and rear aspects and door to:

WC

Comprising a low level WC and a wash hand basin.

FIRST FLOOR LANDING

There is a window to the side aspect, power point, access to the loft and doors that lead to:

BEDROOM

13'9" x 8'8" (4.19m x 2.64m)
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.





BEDROOM

12'8 x 9'4 - 8'3 (3.86m x 2.84m - 2.51m)

Having a window to the rear aspect, radiator and power points.

BEDROOM

9'10 - 7'1 x 7' (3.00m - 2.16m x 2.13m)

Benefiting from a window to the front aspect, radiator and power points.

BATHROOM

8'7 x 8' (2.62m x 2.44m)

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, heated towel rail and two windows to the side aspect.

REAR GARDEN

There is a generously sized and well maintained garden that enjoys a patio that leads to a laid to lawn area, gravelled pathways and borders home to a number of shrubs, plants and trees all surround this stunning garden as well as a secondary patio seating area and a shed.

COURTYARD

There is a paved courtyard area in between the side porch and Garage where there is also gated access onto the front of the property.

PARKING

From the front there is ample off road parking that is accompanied by a laid to lawn and bordered garden. The driveway also leads to:

GARAGE

16'6 x 9' (5.03m x 2.74m)

Benefiting from an up and over door with the facilities of power and lighting as well as a window.

VIEWINGS

We always like any potential purchaser to follow our four steps

1) Read property description



2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

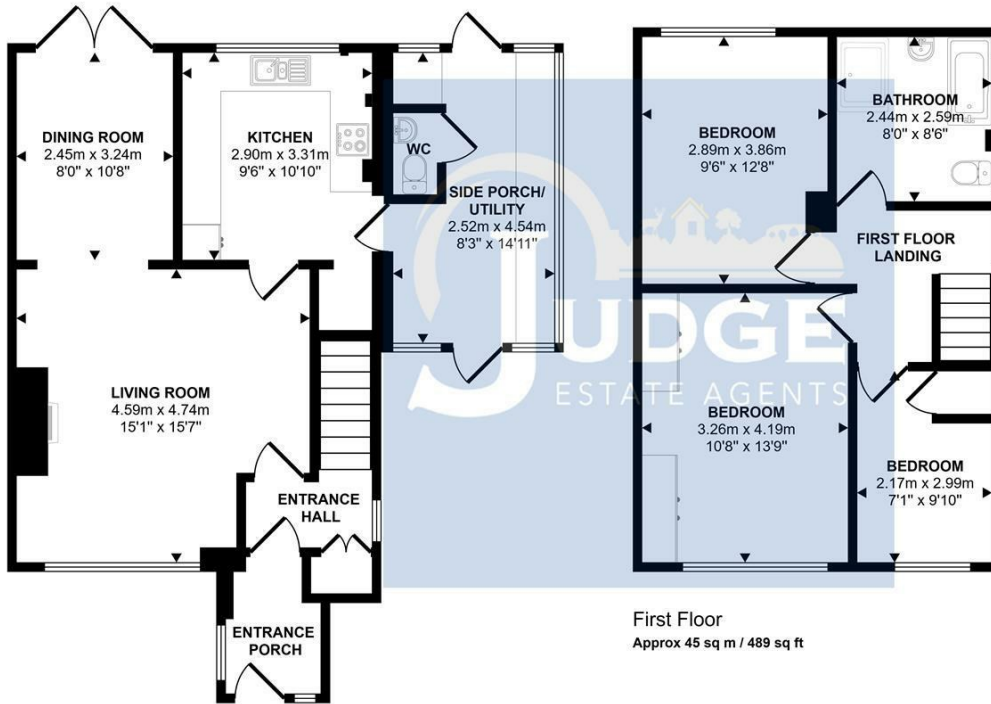
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

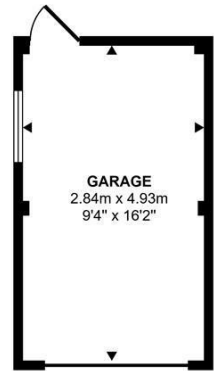
In line with current money laundering regulations,



Approx Gross Internal Area
120 sq m / 1294 sq ft



First Floor
Approx 45 sq m / 489 sq ft



Garage
Approx 14 sq m / 151 sq ft

Ground Floor
Approx 61 sq m / 654 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
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