



- THREE BED DETACHED HOUSE
- OFF ROAD PARKING AND GARAGE
- GOOD AMENITIES & GREAT ACCESS FOR A COMMUTER
- CUL DE SAC POSITION
- READY FOR NEXT OWNER TO ADD OWN VISION TO
- COUNCIL TAX BAND - C

Offers in the region of £249,950

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



Located within a Cul De Sac position comes offered for sale this three bedroom detached house that is ready for the next owner to add their own vision to. In brief this lovely property benefits from Entrance Porch, Entrance Hall, Living Room, Kitchen, Rear Porch, First Floor Landing, Three Bedrooms and a Shower Room. Outside there are front and rear Gardens and from the front there is Off Road Parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, power point, under stairs cupboard and doors that lead to:

LIVING ROOM

20'1 x 11'4 - 9'11 (6.12m x 3.45m - 3.02m)

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

KITCHEN

11'4 x 8'10 (3.45m x 2.69m)

With a range of wall and base units and work surfaces, sink

with a mixer tap and drainer, integral oven, grill and hob with extractor, radiator, power points, window to the rear aspect and a door to:

REAR PORCH

There is a door to the rear garden and a door that leads to the Garage.

FIRST FLOOR LANDING

Having access to the loft, built in cupboard, window to the side aspect and doors that lead to:

BEDROOM

11'3 x 9'4 from fitted wardrobes (3.43m x 2.84m from fitted wardrobes)

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

BEDROOM

14'1 x 8'6 (4.29m x 2.59m)

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

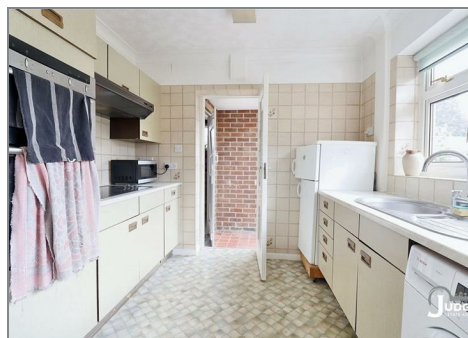
BEDROOM

10'3 x 7'5 (3.12m x 2.26m)

Having a window to the front aspect, radiator, power points and bulkhead over stairway.

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail, complimentary tiling, heated towel rail and window to the rear aspect.





REAR GARDEN

A mature garden with a patio, laid to lawn area with borders home to a number of shrubs and plants.

PARKING

From the front there is off road parking that leads to:

GARAGE

19'9 - 16'7 x 8'10 (6.02m - 5.05m x 2.69m)

Benefiting from an up and over door and the facilities of both power and lighting as well as a window to the side aspect.

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, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

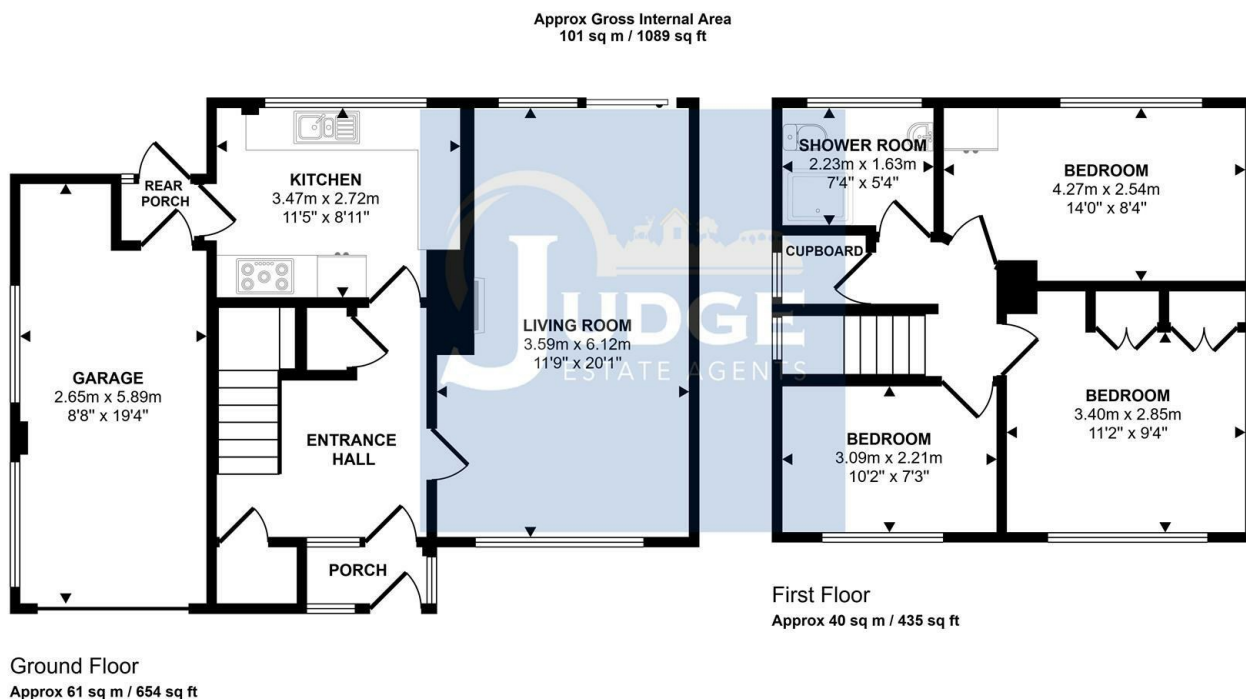
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	