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www.hbshrop.co.uk



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Offers In The Region Of £310,000

Viewing: strictly by appointment
through the agent

An attractive, deceptively spacious and improved bay fronted period three bedroom semi detached house. The property is situated within this desirable residential location, close proximity to good local amenities, countryside walks, the Meole Brace Retail Park and local bypass. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, refitted kitchen/diner, prep room, UPVC double glazed conservatory, first floor landing, three bedrooms, refitted bathroom, brick paved driveway, detached brick built garage, good size attractive rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over replacement double glazed entrance door gives access to:

Reception hallway

Having tiled floor, UPVC double glazed window to side, understairs storage cupboard, radiator with underfloor heating.

Wooden framed glazed door from reception hallway gives access to:

Bay fronted lounge

13'3 max into bay x 11'11

Having UPVC double glazed bay window to front, radiator, wood burning stove, picture rail, coving to ceiling, exposed wooden flooring.

Wooden framed glazed door from reception hallway gives access to:

Refitted kitchen/diner

19'8 x 11'11 max reducing down to 8'5

Having eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset sink drainer unit with mixer tap over, space for appliances, tiled effect flooring, radiator, wood burning stove, glass display cabinet, UPVC double glazed window to side.

Doorway from kitchen/diner gives access to:

Prep room

7'7 x 5'10

Having base units, fitted wooden style worktops, cooker with five ring gas hob and stainless steel cooker canopy over, radiator, tiled effect flooring, UPVC double glazed window to side, UPVC double glazed door giving access to side/rear of property.

Sliding door from kitchen/diner gives access to:

UPVC double glazed conservatory

10'5 x 9'4

Having UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, tiled floor.

From reception hallway stairs rise to:

First floor landing

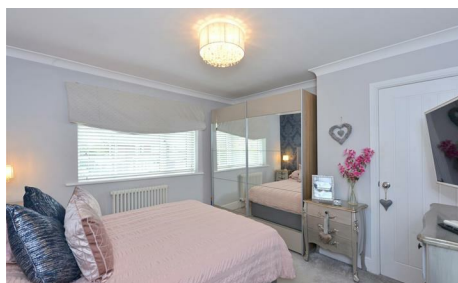
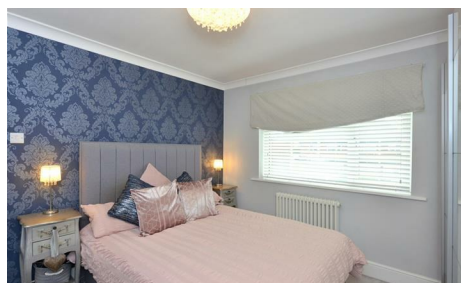
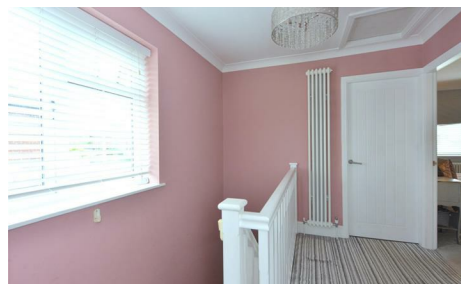
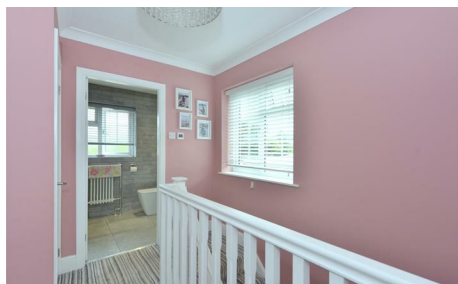
Having UPVC double glazed window to side, coving to ceiling, loft access, wall hung radiator, linen store cupboard housing gas fired central heating boiler.

From first floor landing doors then give access to: Three bedrooms and refitted bathroom.

Bedroom one

11'1 max reducing down to 9'10 min x 11'5

Having UPVC double glazed window to front, radiator, coving to ceiling, built-in wardrobe/store cupboard.



Bedroom two

11'11 x 10'11

Having UPVC double glazed window to rear, radiator, picture rail, coving to ceiling.

Bedroom three

8'5 x 8'1

Having UPVC double glazed window to front, radiator, picture rail, coving to ceiling.

Refitted bathroom

Having a three piece white suite comprising: panel bath with drench shower over plus hand-held shower attachment off, glazed shower screen to side, low flush WC with hidden cistern, wall hung wash hand basin with storage drawers below and mixer tap over, UPVC double glazed window to rear, radiator with heated towel rail, tiled underfloor heating, tiled to walls, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a generous brick paved driveway providing ample off street parking. Access is then given to:

Garage

20'2 x 9'5

Having electrically operated roller door (in need of repair) UPVC double glazed window to rear, UPVC double glazed service door to side. In between the house and garage gated pedestrian side access then leads to the property's:

Rear gardens

Having lawn garden, raised decked area, paved patio with matching pathway, outside lighting point, electricity points and cold water tap. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Ground Floor



First Floor

