



Spacious three bedroom family home that would make a perfect first time purchase that is close to local amenities and University Hospital. Benefiting from gas central heating and double glazing throughout the property briefly comprises of lounge with feature gas fireplace, large kitchen/diner to the ground floor with three good sized bedrooms and family shower room to the first floor. Externally the property has a small fore garden with larger gardens to the rear.

Approach

Shared gated access with small fore garden

Lounge

15'1" x 10'9" (4.60m x 3.28m)

Laminate flooring, feature fireplace with inset gas fire, large double glazed window to front, radiator

Kitchen/Diner

19'9" x 10'1" max (6.03m x 3.08m max)

Vinyl flooring to kitchen area, laminate to diner, double glazed window and door to garden, large built-in storage cupboard, range of fitted units with worktop over, stainless steel sink & drainer, radiator

Stairs/Landing

Carpeted, access to loft on landing

Family Shower Room

7'2" max x 8'7" max (2.19m max x 2.64m max)

Vinyl flooring, large built-in storage cupboard, double glazed window to rear, white fitted suite with low level WC, basin and large raised shower cubicle, radiator

Bedroom 1

11'11" x 10'10" (3.65m x 3.32m)

Laminate flooring, double glazed window to front, radiator

Bedroom 2

12'3" max, x 11'3" into alcove (3.75m max, x 3.45m into alcove)

Carpeted, double glazed window to rear, radiator, large storage area over stairs

Bedroom 3

7'5" max x 10'1" max (2.27m max x 3.09m max)

Carpeted, double glazed window to front, radiator

Rear Garden

Small patio area with large lawned area, fenced to all sides

Tenure

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

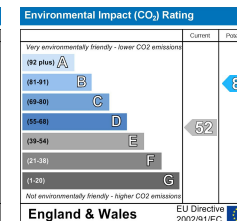
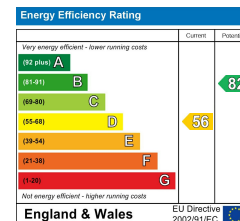


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Plan produced using PlanUp.



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