



-  Semi Detached House
-  Extended To Side & Rear
-  Five Bedrooms

-  Requires Modernisation
-  Garage & Gardens
-  No Chain

**Price: £295,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







This deceptively spacious, extended, semi-detached family home is located in a highly sought after residential area of Churchtown, well placed for accessing the amenities of the village and a number of highly regarded local schools.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation would benefit from a programme of modernisation and briefly comprises: Entrance Vestibule, Hall, Lounge, Living Room, Dining Area, Kitchen and WC to the ground floor with five Bedrooms and Bathroom to the first floor.

Twin wrought iron gates give access to paved driveway providing off road parking to the front and leads to the Garage.

The rear garden is a particular feature offering a sunny aspect and arrange with paved patio, shaped lawn and well stocked, mature borders.





## Ground Floor:

### Entrance Vestibule

### Hall

**Lounge** - 3.94m x 3.12m (12'11" x 10'3")

**Living Room** - 5.05m x 4.17m (16'7" x 13'8")

**Dining Area** - 3.56m x 2.46m (11'8" x 8'1")

**Kitchen** - 3.99m x 2.18m (13'1" x 7'2")

### WC

## First Floor:

### Landing

**Bedroom 1** - 3.94m x 3.05m (12'11" x 10'0")

**Bedroom 2** - 3.81m overall x 2.34m (12'6" x 7'8")

**Bedroom 3** - 4.7m x 2.13m (15'5" x 7'0")

**Bedroom 4** - 3.43m x 2.26m (11'3" x 7'5")

**Bedroom 5** - 2.97m x 1.83m (9'9" x 6'0")

**Bathroom** - 2.72m x 1.91m (8'11" x 6'3")



**Outside:** Twin wrought iron gates give access to paved driveway providing off road parking to the front and leads to the Garage measuring 4.71m (15'5") x 2.19m (7'2"). The rear garden is a particular feature offering a sunny aspect and arrange with paved patio, shaped lawn and well stocked, mature borders.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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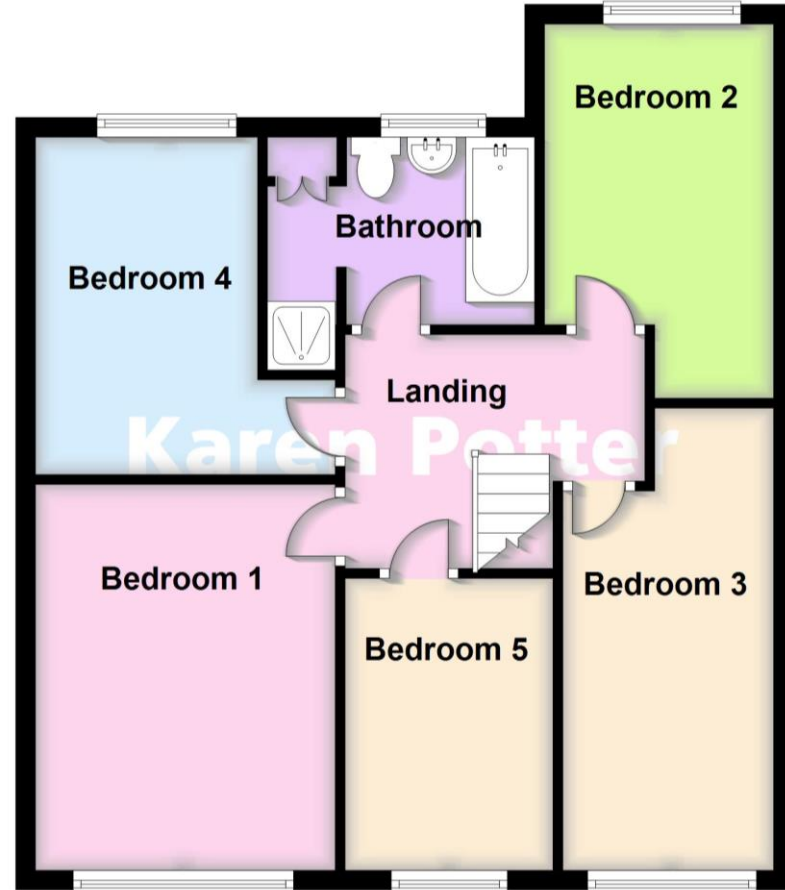
**Ground Floor**

Approx. 63.7 sq. metres (686.1 sq. feet)



**First Floor**

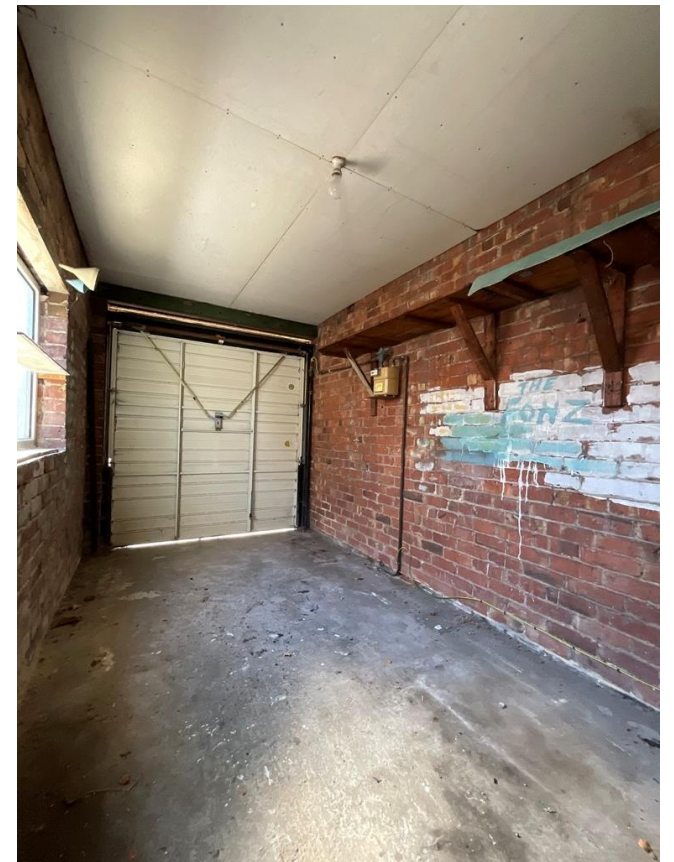
Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 122.5 sq. metres (1318.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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