



- NO CHAIN
- 85FT WESTERLY FACING GARDEN
- OWN DRIVEWAY
- DETACHED GARAGE AND PARKING SPACE TO THE REAR
- GREAT SCOPE TO EXTEND (STPP)
- GAS COMBINATION BOILER
- DOWNSTAIRS WC
- POPULAR LOCATION
- EPC RATING BAND TBC

Council Tax

Spelthome Borough Council, Tax Band E being £2,816.70 for 2024/25

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

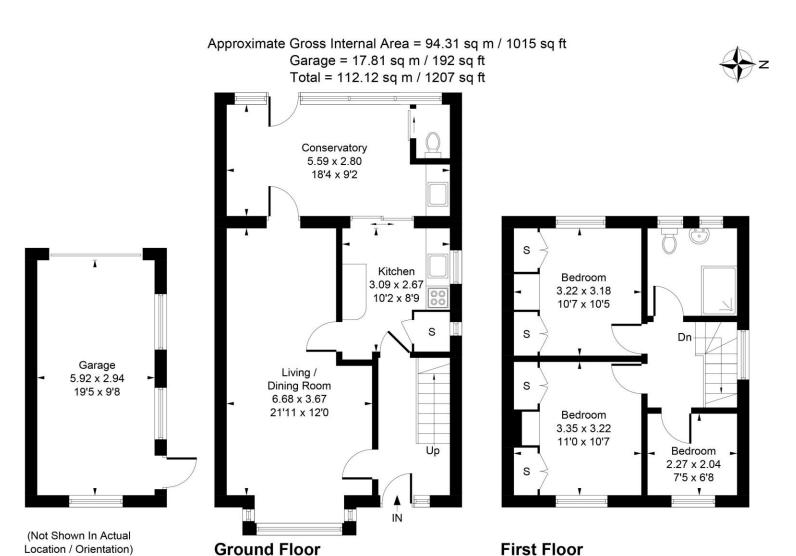
Agent note: Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or funishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furnitue/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

A wonderful opportunity to acquire this good size three bedroom semi detached family home in a sought-after residential road which comes to the market for the first time in 70 years!

Offered with no chain and probate already granted the property offers great scope for someone to put their own stamp on the property and extend and improve it to taste, subject to the usual planning consents. The property currently offers: a re-placed front driveway to the front allowing parking for two cars and potential for more if needed, the front door leads into the entrance hall with stairs to the first floor and access to the bright bay-fronted through lounge/diner. There is access to the fitted kitchen from the hallway and dining area and this offers a range of fitted units, space for the usual utilities and a re-placed Vaillant gas combination boiler. To the rear of the property is a good size extended lean-to reception room which can be accessed via the kitchen or the dining area and also houses a downstairs WC and this reception room leads out to the private rear garden.

On the first floor there are two double bedrooms, both with fitted wardrobes, there is also a single bedroom and a modern three piece shower room along with access to the large loft space which is ripe for converting into another bedroom and bathroom ensuite if desired in the future.

To the rear the property enjoys a superb 85ft Westerly facing garden, which is mainly laid to lawn and has a hard standing at the base of it for additional private parking and a good size brick built single garage, all accessed via the service road to the rear. Viewings come highly recommended by the vendor's sole agents!



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

