





PROPERTY DESCRIPTION

Internal viewing is essential in order to fully appreciate the many advantageous attributes offered by this beautiful home, having off road parking, with space for a caravan or motorhome, a former garage, which has been converted into a garden room and storage area, a paved patio and an open aspect, just to name a few. Upgraded considerably over the last few years to a very high standard to include a re-roof, Oak architraves, skirting boards and internal doors and other cosmetic improvements making this fabulous abode a perfect home for first time buyers or buyers looking to downsize from a larger property.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall laid with engineered Oak flooring and a very pleasant sitting room. The spacious living/dining room is also laid with engineered Oak flooring and features a fireplace recessed into the chimney breast fitted with a multi fuel stove and the kitchen is attractively fitted with cream shaker style units, granite worktops and a built-in electric oven and a gas hob with an extractor canopy over. There are two good sized bedrooms on the first floor, one of which enjoys the lovely open outlook at the rear, and a bathroom, which is tastefully furnished with a modern three piece white suite, with a shower over the bath.

The enclosed yard is paved and there is an attached outbuilding/external utility which also incorporates a w.c. Across the back street is the parking and the former garage having electric power and light and a pvc double glazed sliding patio door opening onto the patio.



FEATURES

- Immaculate, Appealing Terr. House
- Presented to a Very High Standard
- Off Rd Parking - Space for Caravan
- Garden/Store Room & Paved Patio
- Hall, 2 Recep. Rms - 1 with a Stove
- Attractive Ftd Kitchen inc. Oven & Hob
- 2 Good Sized Beds - 1 with Open Aspect
- 3 Pc Bathrm with Shower over Bath
- Yard & Useful Outbuilding/Ext Utility
- PVC DG & GCH - Early Vwg Strongly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a window light above. Engineered oak flooring, radiator, stairs to the first floor and downlights recessed into the ceiling.

Sitting Room

10' 9" x 8' 5" plus alcoves (3.28m x 2.57m plus alcoves)

An extremely pleasant and inviting room, with a fireplace, recessed into the chimney breast, which has a wooden lintel above (stove not included), a pvc double glazed window, television aerial point, radiator and downlights recessed into the ceiling.

Living/Dining Room

13' 11" x 13' 1" into alcoves (4.24m x 3.99m into alcoves)

A delightful, spacious room, which boasts an impressive fireplace, recessed into the chimney breast, with a beamed mantel above and stone hearth, fitted with a multi-fuel stove, and laid with engineered oak flooring. It has a pvc double glazed window, radiator, downlights recessed into the ceiling and an under-stairs storage cupboard, with electric power and light.

Kitchen

8' 9" x 5' 5" plus bay (2.67m x 1.65m plus bay)

The attractively refurbished kitchen is fitted with cream shaker style units, granite worktops, with matching upstands, and a single drainer sink, with a mixer tap. It has a built-in electric oven, a gas hob, with a stainless steel canopy over, a housing unit for a fridge, chrome finish radiator/heated towel rail, a pvc double glazed bay window and pvc double glazed, frosted glass external door.

First Floor

Landing

Radiator, downlights recessed into the ceiling and access, via a folding wooden ladder, to the partially boarded loft space, which has an electric light and a double glazed Velux window.

Bedroom One

13' 2" into alcoves x 11' 0" (4.01m into alcoves x 3.35m)

This good sized double room has a pvc double glazed window, radiator, downlights recessed into the ceiling and a useful over-stairs cupboard, with a clothes hanging rail.

Bedroom Two

14' 1" x 6' 9" (4.29m x 2.06m)

Enjoying the delightful open aspect from the rear, this large single room has a pvc double glazed window, radiator and downlights recessed into the ceiling.

Bathroom

Tastefully refurbished and fitted with a modern three piece white suite, comprising a double ended bath, which has a central mixer tap with a flexible shower attachment and an additional shower over the bath, with a folding, glazed shower screen and a tiled splashback. Both the vanity wash hand basin and the w.c. are set in attractive cabinets, incorporating cupboards and drawers, both with granite tops. Chrome finish radiator/heated towel rail and a pvc double glazed, frosted glass window. There is also a wall mounted cupboard, which houses the gas condensing combination central heating boiler.



Outside

Rear

The enclosed yard directly behind the house has a cold water tap and external light. A useful outbuilding/external utility provides excellent storage space and also has a Belfast style sink, plumbing for a washing machine, a w.c. and electric power and light. Across the back street is a hardstanding, providing off road parking for two cars, or a car and a caravan, where there is also an electric power point. Behind the parking area is a sizeable, enclosed patio/garden, which is laid with stone flags for low maintenance, and is a really delightful spot to relax and enjoy the lovely outlook from the rear.

Garden Room/Summerhouse

This building is currently being used as a summer house/garden room and home bar. It has electric power and light, a wall mounted electric heater, pvc double glazed sliding patio door, looking out over the garden with views beyond, and a window. There is also a good sized storage area.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and then go straight ahead at the traffic lights by the Police Station into Essex Street. Take the third left turning into Rook Street, then turn first right into Harrison Street. Continue right to the end of Harrison Street and turn left at the railings and then left again into Clarence Street.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

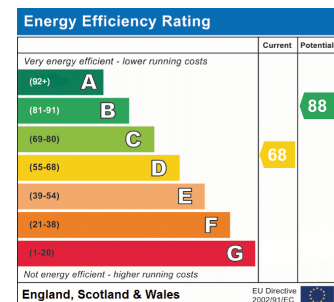
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

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House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

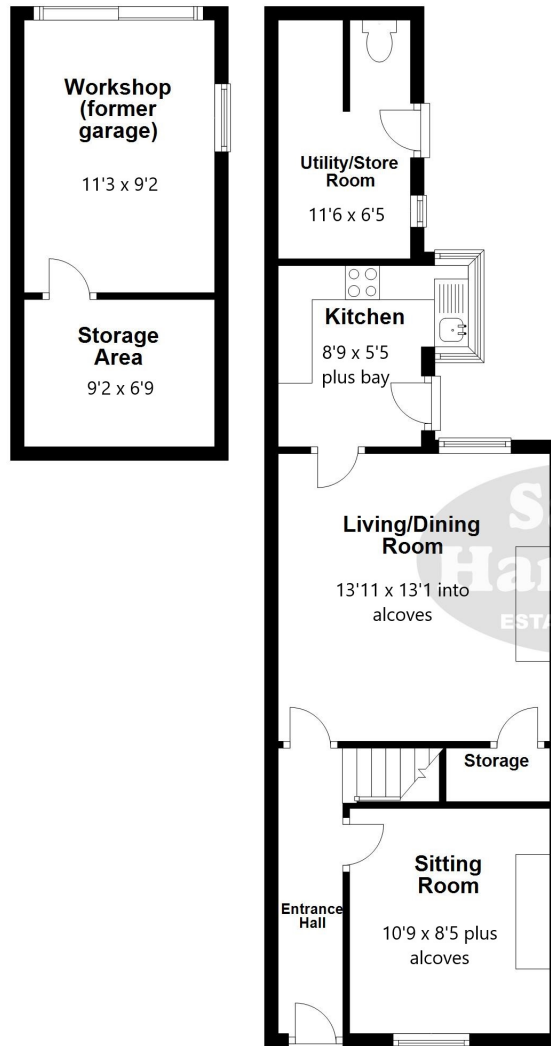
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FLOORPLAN

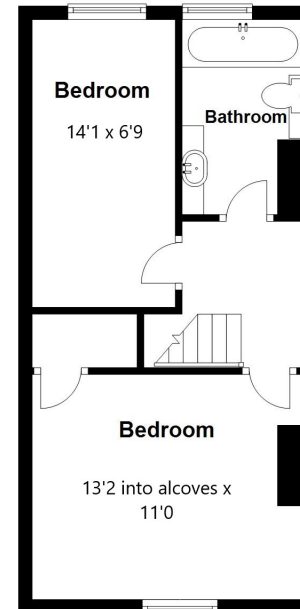
Ground Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



Total area: approx. 99.3 sq. metres (1069.1 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

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