



-  Immaculate Detached House
-  Extended To Rear
-  Three Double Bedrooms

-  Stunning Garden Room
-  Double Garage
-  Established Gardens

Price: £595,000 Subject to Contract

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





Occupying an excellent residential location overlooking the Botanic Gardens, this outstanding detached house is very well placed for walking into Churchtown village and is offered for sale with no onward chain.

In the opinion of the Agents, the property offers attractively proportioned, well planned accommodation, installed with gas central heating and double glazing, briefly comprises: Entrance Vestibule, Hall, Front Living Room, Rear Snug, Kitchen/Breakfast Room, Garden Room, Utility and WC to the ground floor with three double Bedrooms, and modern Bathroom to the first floor.

Outside, the property stands in established gardens, the front incorporating a paved driveway, accessed via wrought iron gates, allowing for multi vehicle off road parking with twin timber gates giving access to a double Garage measuring 6.25m x 4.17m (20'6" x 13'8") with power & light connected. The rear garden is a particular feature arranged with paved patio leading to extensive shaped lawn with well stocked mature borders. The office is externally accessed, measures 2.62m x 2.34m (8'7" x 7'8") and is fitted with desk, shelving, cupboards and drawers, with internet and phone line connections.

The property occupies a superb residential location overlooking the Botanic Gardens to the front and having an open aspect to the rear. There are well regarded Primary and Secondary Schools within the vicinity and public transport facilities to the Town Centre.



Ground Floor:

Entrance Vestibule

Hall

Lounge - 4.57m x 4.57m (15'0" x 15'0")

Snug - 3.86m x 3.3m (12'8" x 10'10")

Kitchen/Breakfast Room - 4.27m x 2.84m (14'0" x 9'4")

Garden Room - 7.04m x 3.68m (23'1" x 12'1")

Utility Room - 2.36m x 1.78m (7'9" x 5'10")

WC - 1.37m x 1.19m (4'6" x 3'11")

First Floor:

Landing

Bedroom 1 - 4.57m x 3.94m (15'0" x 12'11")

Bedroom 2 - 3.91m x 3.33m (12'10" x 10'11")

Bedroom 3 - 3m x 2.97m (9'10" x 9'9")

Bathroom - 2.84m x 2.16m (9'4" x 7'1")

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

Tenure: Freehold

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

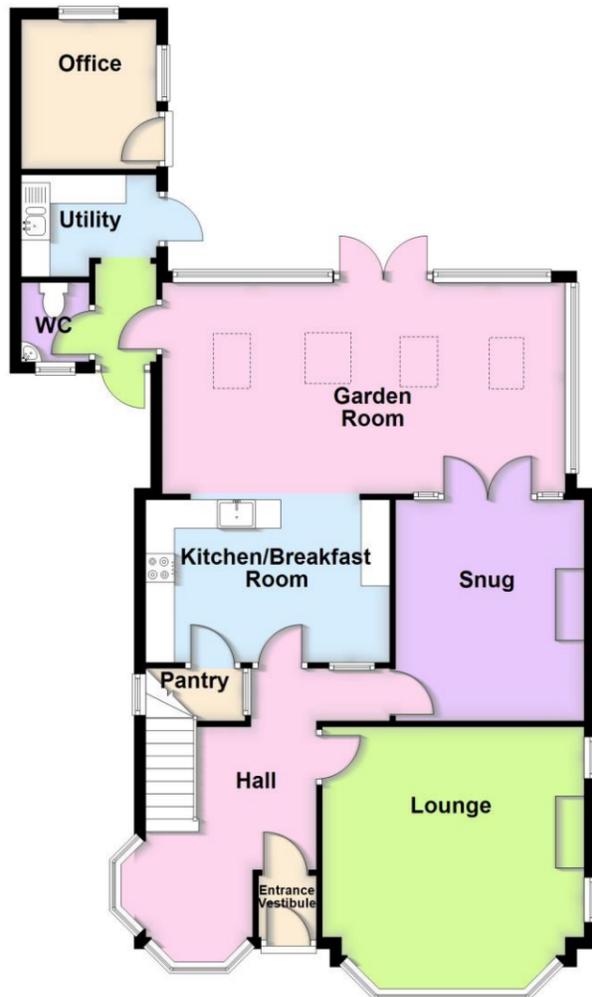
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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. 101.5 sq. metres (1093.1 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.7 sq. feet)



Total area: approx. 161.2 sq. metres (1734.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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