



Semi detached house which has been extensively updated in recent years with improvements including a new conservatory, kitchen with integrated appliances, shower room, gas central heating, floor coverings and replacement windows. It stands on a good size plot in a quiet cul de sac close to regular bus services.

Living Room, Kitchen, 2 Double Bedrooms, Shower Room, Easy Garden, Ample Parking with EV charging point.

Tenure: Freehold. Council Tax Band: ? EPC: TBC

£255,000

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Location

The property is located in a small cul de sac of semi detached houses and bungalows, approximately 1.5 miles from the town centre. It is well served by a local bus service with Sainsburys and other local shops including Post Office and take away about half a mile away. The local area provides ample opportunity for dog walks and the sea and tidal beach are also within an easy walk. Other amenities such as the leisure centre, primary and secondary schools are also nearby.

Accommodation

The property benefits from recently installed uPVC double glazing and gas central heating system with radiators to all principal rooms. Entry to the property is in to the Living Room which has a pleasant outlook over the front garden. Stairs lead up to the first floor and a door goes through Kitchen. Recently fitted with a comprehensive range of modern base and wall units, the kitchen also includes integrated appliances including oven and hob, fridge freezer and washing machine. A door then provides access to the conservatory. This useful additional space could suit a variety of purposes such as dining or just simply providing a quiet space to relax overlooking the rear garden. On the first floor are two double bedrooms and the recently fitted shower room with double walk in shower enclosure with tiled walls.

Outside

To the front of the property the garden is partly lawned and during the summer months is used to grow fruit and vegetables. To the side of the property is a lean-to store through which access can be obtained to the rear garden. Recently laid to paved patio the garden requires minimal maintenance and also has a decked seating area to one corner.

Parking

A driveway to the front of the property provides parking for two to three vehicles and there is the benefit of an EV charging point.

Measurements

Living Room

4.83m x 3.62m (15'10" x 11'11")

Kitchen

3.61m x 2.71m (11'10" x 8'11")

Bedroom 1

3.62m x 2.71m (11'11" x 8'11")

Bedroom 2

3.62m x 2.29m (11'11" x 7'6")



Ground Floor



1st Floor

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