









This attractive three bedroom semi-detached house occupies a superb plot, enjoying gardens to the front, side and rear, on the highly desirable Lambourne Road. Internally the accommodation is accessed via an entrance porch, connecting through to an impressive hall with a cloakroom/wc and a staircase to the first floor. There is a lounge that opens through to a dining room, a fitted kitchen and a useful utility. On the first floor there are three bedrooms and a family bathroom/wc with a shower cubicle. Externally there is a pleasant garden to the front with a driveway, an attached garage with remote control roller shutter access door and wonderful gardens to the side and rear laid mainly to lawn. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is highly recommended to appreciate the location, plot and spacious accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed double doors.

Entrance Porch

Inner door leading to hall.

Hallway



Spacious hallway with staircase to first floor and understairs cupboard.

Cloakroom/WC



Low level WC and mini washbasin, single glazed window.

Lounge 14'3" x 14'9" into alcove



This generously proportioned room has double glazed window to front, radiator, feature fireplace with electric fire, the room opens through into dining room.

Dining Room 10'10" x 8'10"



Double glazed French doors leading out onto rear decked area and radiator.

Kitchen 11'2" x 8'10"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, double glazed window to rear, breakfast bar, door to utility.

Utility 8'11" x 4'11"

Space for fridge freezer and washing machine, double glazed window to rear and double glazed door to rear garden. Door to garage.

First Floor Landing

Double glazed window to side.

Bedroom 1 13'3" x 10'11"



Two double glazed windows to front and radiator.

Bedroom 2 13'4" x 10'8"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'11" x 8'1"



Double glazed window to front and radiator.

Bathroom



Comprising of a low level WC, pedestal washbasin, bath and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

Outside



Garden to the front with a driveway, delightful gardens to the side and rear, laid mainly to lawn.

Garage 16'1" x 8'8"

Attached garage with electric roller access door, two double glazed windows and inner door leading into utility.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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Fawcett Street Viewings

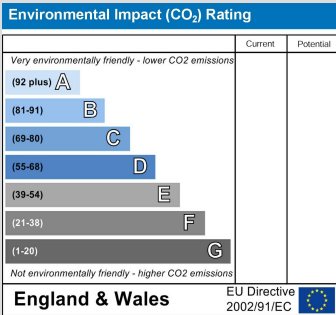
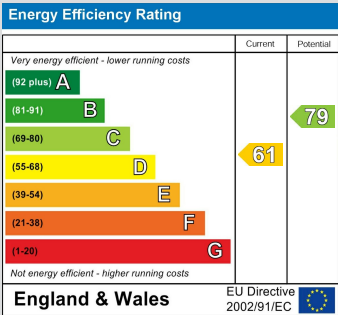
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Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

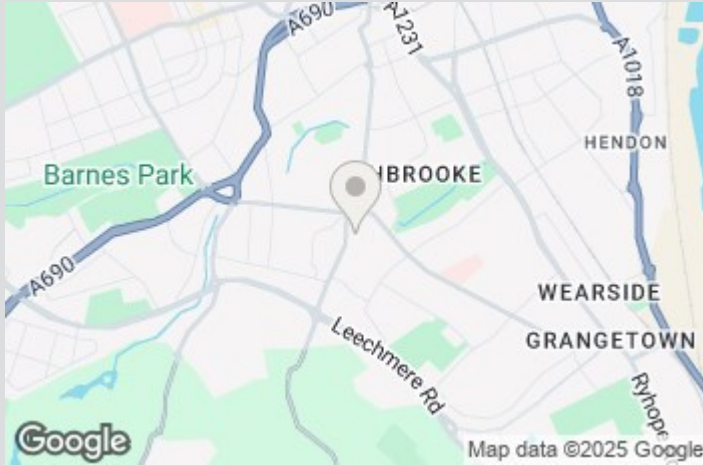
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MAIN ROOMS AND DIMENSIONS



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