



ESTATE AGENTS

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Offers Over £279,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented MODERN TWO BEDROOM MID-TERRACED HOUSE, ideally situated in the highly sought-after and quiet cul-de-sac in the ever popular Little Ridge area.

Accommodation comprises a stylish OPEN PLAN KITCHEN-LOUNGE having a range of INTEGRATED APPLIANCES along with a separate DINING ROOM, creating a versatile and sociable living space. To the first floor there are TWO WELL-PROPORTIONED DOUBLE BEDROOMS and a CONTEMPORARY FAMILY BATHROOM. The property benefits from gas central heating and double glazing throughout. Externally the property benefits from a REAR GARDEN designed for ease of maintenance, featuring an area of ARTIFICIAL LAWN as well as a driveway providing OFF ROAD PARKING for two vehicles.

Conveniently located within easy reach of local shopping facilities, well-regarded schools and the Conquest Hospital. Early viewing is highly recommended to fully appreciate this SUPERB HOME. Please contact the owners agents now to arrange a viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

LOUNGE-KITCHEN

24'3 x 11'8 (7.39m x 3.56m)

Newly fitted and comprising a range of eye and base level units, four ring integrated gas hob with extractor above, electric double oven, integrated slimline dishwasher, built in cupboard with space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer, breakfast bar island unit with under counter storage and seating, part tiled walls, radiator, wall mounted thermostat, double glazed window to front aspect. The lounge has a vertical radiator, electric feature fireplace, stairs rising to the first floor, opening to:

DINING ROOM

9'5 9'5 (2.87m 2.87m)

Frosted double glazed windows to side aspect, double glazed windows to rear aspect, wall mounted ceiling lights, double glazed patio doors opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

11'8 x '8 (3.56m x '2.44m)

Radiator, double glazed window to rear aspect.

BEDROOM

11'8 max x 10' max narrowing to 8'5 (3.56m max x 3.05m max narrowing to 2.57m)

Built in cupboard housing the wall mounted gas boiler, radiator, double glazed window to front aspect.

BATHROOM

Newly fitted suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and shower attachment, wash hand basin with mixer tap and storage beneath, low level dual flush wc, chrome heated towel rail, tiled walls.

REAR GARDEN

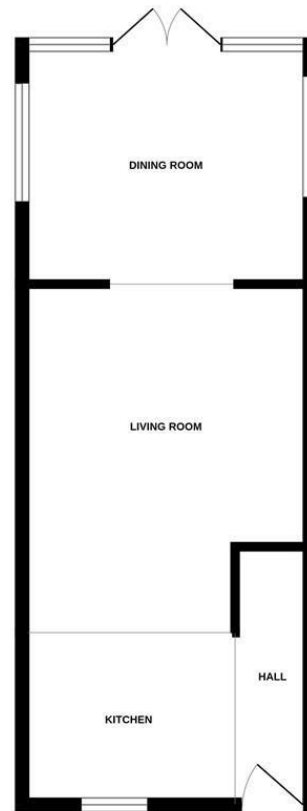
Low maintenance with an area of patio, section of artificial grass, decked area with fenced boundaries and gated rear pedestrian access leading to the driveway.

DRIVEWAY

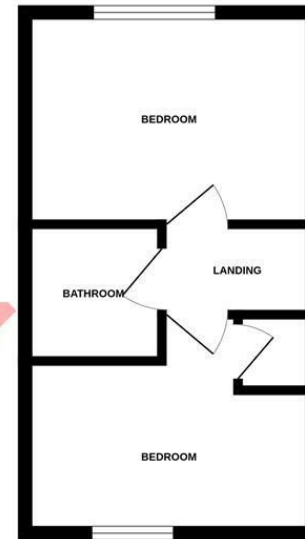
Providing off road parking for two vehicles in tandem.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	