





A LOVELY THREE BEDROOM END TERRACED IN CANTLEY. This spacious home is located in a sought after position within Cantley and viewings are highly recommended. The property in brief comprises of entrance hall, open plan kitchen/diner with French doors to the patio, living room, landing, three bedrooms and a bathroom. **THIS IS A FANTASTIC BUY AND WOULD IDEALLY SUIT A FIRST TIME BUYER OR INVESTOR.**

ENTRANCE HALL

5' 10" x 6' 2" (1.79m x 1.89m) The front facing double glazed frosted door provides access to this lovely home in Cantley, with laminate flooring, stairs to the first floor landing and access door to the kitchen/dining area.

CUPBOARD

2' 11" x 3' 10" (0.89m x 1.19m) Accessed via the entrance hallway and ideal for storage with front facing double glazed window and laminate flooring.

LIVING ROOM

17' 5" x 9' 3" (5.33m max x 2.82m) A spacious reception room with views over the rear garden via the rear facing double glazed window, laminate flooring, radiator, partial wood panelling on the walls, coving to the ceiling and open access to the kitchen/diner providing a great family entertaining space.

KITCHEN

6' 0" x 6' 10" (1.85m x 2.09m) The kitchen benefits from open access to the dining area, with fitted base units and a rolled top surface incorporating a single bowl sink with drainer unit, laminate flooring, space for a freestanding electric cooker/hob and coving to the ceiling.



DINING ROOM

14' 3" x 11' 6" (4.35m x 3.52m) This is the central hub of the home with open access to the kitchen and the living room, benefitting from rear facing double glazed French doors to the patio, two rear facing double glazed windows, radiator, coving to the ceiling and a storage cupboard.

STAIRS

Leading from the entrance hall to the first floor landing.

LANDING

Providing access to all bedrooms and the bathroom, plus it offers two storage cupboards on the landing and a front facing double glazed window.

BEDROOM

11' 4" x 9' 8" (3.46m x 2.96m) The first double bedroom is located to the rear of the property with rear facing double glazed window, radiator, two fitted wardrobes and a dressing area.

BEDROOM

11' 4" x 9' 3" (3.47m x 2.82m) A further spacious double bedroom offering views over the rear garden via the double glazed window and benefits from a radiator.

BEDROOM

11' 4" x 6' 7" (3.47m x 2.01m) The third bedroom is also located to the rear of the property with rear facing double glazed window, radiator and a storage cupboard.

BATHROOM

6' 8" x 5' 4" (2.04m x 1.64m) A beautifully presented bathroom with white three piece suite, comprising of a low flush WC, wash hand basin within a vanity unit, bath, heated towel radiator, front facing double glazed frosted window,



tiled flooring, partially tiled walls and coving to the ceiling.

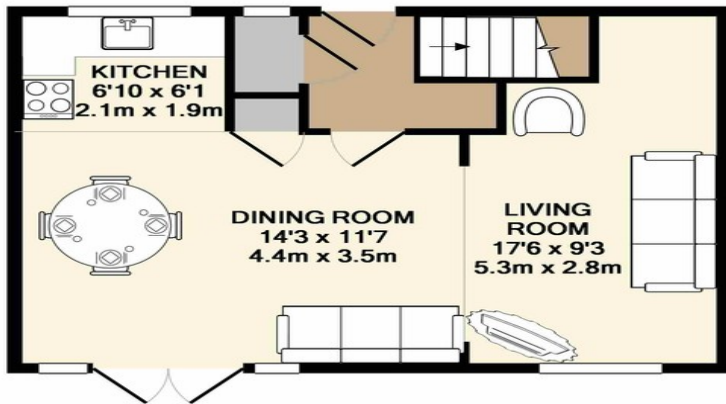
REAR GARDEN

A lovely landscaped garden with a mixture of shrubs, fence enclosure for extra privacy and a rear access gate.

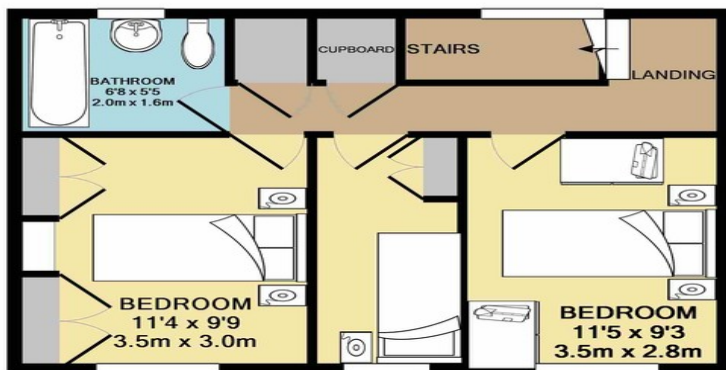








GROUND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	70
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	62
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	