



**66 Staplehurst Gardens Palm Bay**

**£ 187,500**



- TWO BEDROOM FAMILY HOME
- SITUATED ON THE POPULAR PALM BAY ESTATE
- MODERN FITTED KITCHEN & BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- OPEN PLAN LOUNGE AND SEPRATE DINING AREA

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Xpert agents are offering this lovely two bedroom home set on this popular part of Palm Bay. The property is within easy reach of the local shops, the Seafront with its Coastal and Cliff top Walks, Palm Bay Primary School and Northdown Park, Xpertagents are pleased to market this mid terraced family home. Internally this property offers two double bedrooms and a bathroom on the first floor and a fitted kitchen, lounge and separate dining area on the ground floor. The property also benefits from having double glazing, central heating. Early viewing is recommended.

#### ENTRANCE PORCH

Enclosed entrance porch with door leading to;

#### OPEN PLAN LOUNGE 5.11m (16'9") x 4.11m (13'6")

Bright airy room with front aspect double glazed window, radiator, coved ceiling, recently fitted carpet, feature open plan staircase to first floor.

#### DINING AREA 3.05m (10'0") x 2.53m (8.3'0")

Open aspect from lounge, wooden flooring, coved ceiling, radiator, rear aspect double glazed doors overlooking rear garden, door leading to;

#### KITCHEN

Well laid out kitchen with a range of modern wall and base units with sink unit and mixer tap and work surfaces over, recess for washing machine, cooker and dishwasher, part tiled walls, rear aspect double glazed window overlooking rear garden.

#### LANDING

Doors to principle rooms, airing cupboard, loft hatch giving access to loft area, coved ceiling, recently fitted carpet.

#### BATHROOM

Rear aspect with frosted glass double glazed window to rear, modern bathroom suite comprising, bath, pedestal hand basin and matching W.C, tiled walls, radiator.

#### BEDROOM ONE 3.96m (13'0") x 3.00m (9'10")

Front aspect double glazed window, radiator, coved ceiling, recently fitted carpet, built in recessed double wardrobe.

#### BEDROOM TWO 3.05m (10'0") x 2.79m (9'2")

Rear aspect double glazed window, radiator, coved ceiling, recently fitted carpet.

#### REAR GARDEN

Enclosed well established garden with lawn and flower borders.

#### Energy Performance Certificate

