



An IMMACULATE terraced home with THREE BEDROOMS, located in a very quiet cul-de-sac location in Springfield. EXTENDED to the front to add a porch, with IMPRESSIVE 21'8" LOUNGE with dining area, MODERN KITCHEN, refitted family bathroom, GARAGE & DRIVEWAY PARKING, and a very well kept rear garden.



Ground Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)

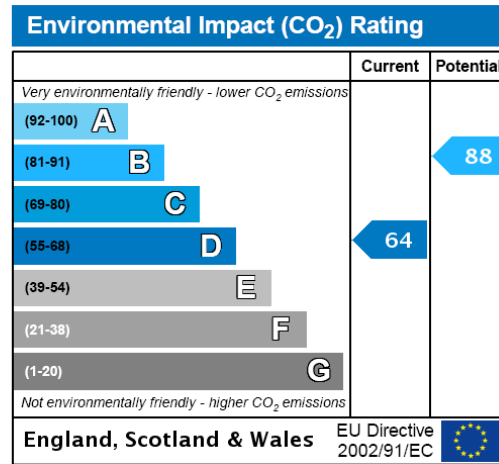
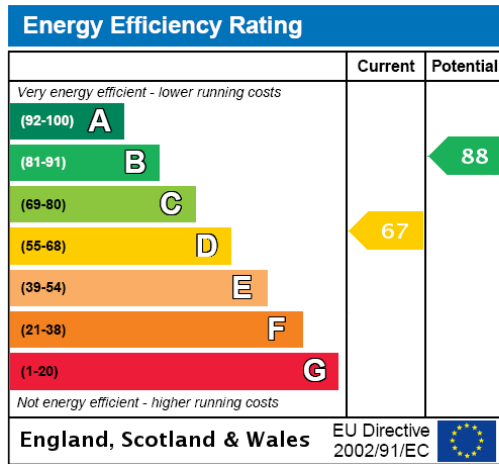


Total area: approx. 65.2 sq. metres (701.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows 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.

Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Hamilton Piers of Springfield offer for sale this IMMACULATELY PRESENTED terraced home that MUST BE VIEWED to be appreciated!

Located in a very quiet cul-de-sac turning in North Springfield - within easy access to local shops, schools, the A12 and the City Centre.

The property offers an entrance porch, IMPRESSIVE 21'8" LOUNGE with dining area, a MODERN FITTED KITCHEN, three bedrooms, and refitted family bathroom.

Externally the property offers a GARAGE, driveway parking, and a well presented rear garden. Viewings are a must!!!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, double glazed window to front, wood effect flooring, door to lounge.

LOUNGE: (21'8" max x 12'8" max)

Double glazed window to front, stairs to first floor, two radiators, french doors to rear, open plan to dining area.

DINING AREA:

Double glazed window to rear, wood effect flooring, open plan to kitchen.

KITCHEN: (8'1" x 8')

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in oven & electric hob, tiled floor, space for fridge freezer, washing machine & dishwasher.

FIRST FLOOR:-

LANDING:

Double glazed window to front, loft access via hatch, airing cupboard, doors to all bedrooms and family bathroom.

BEDROOM ONE: (11'10" x 9'8")

Two double glazed windows to rear, radiator.

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BEDROOMTWO:(10'2" x 9'8")

Two double glazed windows to rear, built in double wardrobes, wood effect flooring, radiator.

BEDROOMTHREE: (6'10" x 6'10")

Double glazed window to front, radiator.

FAMILYBATHROOM:

Obscure double glazed window to front, panel bath with shower over, low-level WC, pedestal hand wash basin, tiled walls and floor, chrome towel radiator.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is a block paved patio with the remainder laid to lawn.

FRONT GARDEN:

To the front of the property is a brick paved driveway providing off road parking for two cars, to the side of the property is the garage with up and over door.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers

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