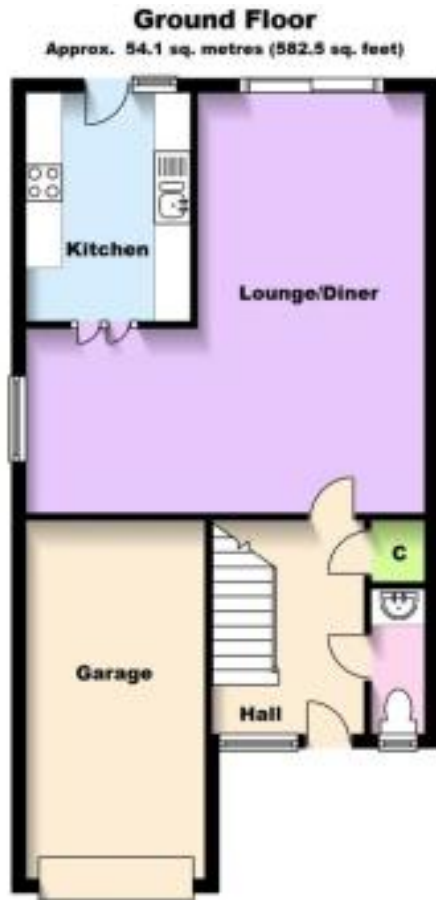




Within a short walk to the City Centre is this absolutely IMMACULATELY PRESENTED semi detached property with FOUR BEDROOMS. With spacious accommodation the property offers an entrance hall & cloakroom, IMPRESSIVE 19' LOUNGE, modern fitted kitchen, BRAND NEW BATHROOM, garage, driveway, and garden.







**Total area: approx. 103.2 sq. metres (1110.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

Hamilton Piers of Old Springfield are delighted to offer for sale this immaculate semi detached property, located within ONLY 1 MILE TO THE CITY CENTRE and mainline railway station. The property offers spacious and well presented accommodation and includes; entrance hall and cloakroom/wc, an IMPRESSIVE 19' LOUNGE and diner, a MODERN FITTED KITCHEN, FOUR GOOD-SIZED BEDROOMS, and a very RECENTLY FITTED FAMILY BATHROOM. Externally the property offers driveway parking for two cars, GARAGE, and a privately enclosed rear garden. The property has been PRICED TO SELL and further boasts a complete upwards chain. VIEW TODAY!!!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC door to front, double glazed obscure window to front, stairs to first floor with oak and glass banister, built in storage cupboard, two radiators, doors to cloakroom and lounge diner.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, vanity wash hand basin, radiator, tiled floor.

LOUNGE/DINER: (19'4" > 8'3" x 18'2" > 10'2" 'L Shape')

Obscure double glazed window to side, patio doors to rear garden, feature electric fire inset, three radiators, doors to kitchen.

KITCHEN: (10'11" x 7'4")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces, stainless steel sink inset, built in gas hob and double oven, space for washing machine, fridge freezer, dishwasher, UPVC double glazed door to garden.

FIRST FLOOR:-

LANDING:

Access to loft via hatch, doors to all bedrooms and bathroom.

BEDROOM ONE: (13'4" x 9'6")

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM TWO: (13'4" x 8'4")

Double glazed window to rear, airing cupboard, radiator

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: [phil@hamiltonpiers.co.uk](mailto:phil@hamiltonpiers.co.uk)

**BEDROOMTHREE: (9'9" x 6'4")**

Double glazed window to front, built in wardrobe, radiator.

**BEDROOMFOUR: (9'9" x 6'2")**

Double glazed window to front, radiator.

**FAMILYBATHROOM:**

Obscure double glazed window to side, brand new suite with, low-level WC, Panel 'P' shaped bath with shower attachment over, radiator, towel radiator, tiled floor.

**EXTERIOR:**

**REAR GARDEN:**

Mature garden with paved patio area, and lawn area, raised flower beds, side access.

**FRONT GARDEN:**

Driveway to front with off street parking for two cars.

**GARAGE:**

Up and over door with power & lighting.

**AGENTS NOTES**

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

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.