



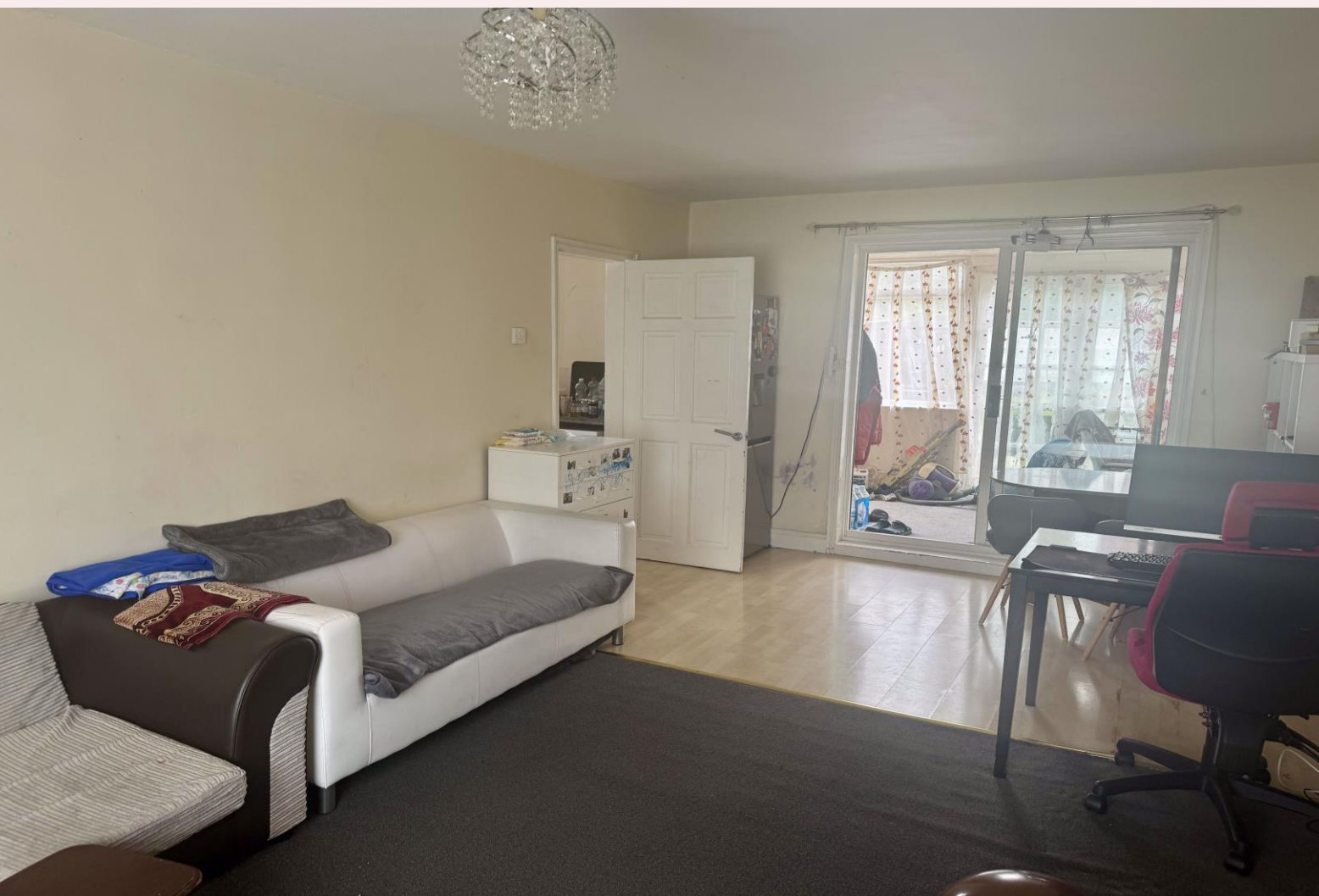
Briar Road



£150,000

(Chadwells
Estate & Letting Agents





This three bedroom semi-detached house offers its buyer the perfect opportunity to modernise throughout...





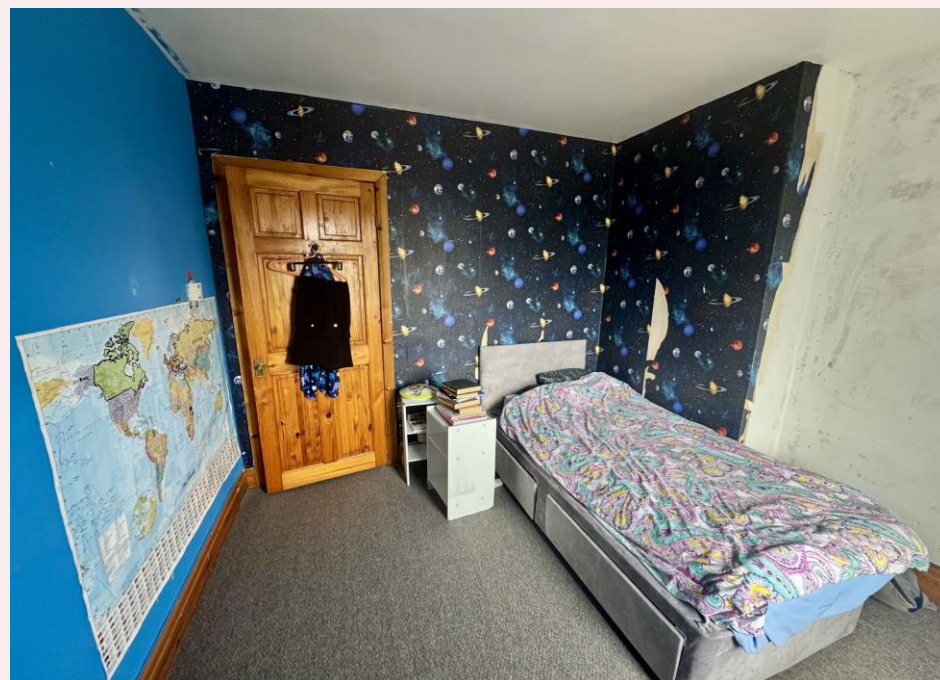
Briar Road





Welcome

This semi detached property comprises three bedrooms, kitchen, lounge/diner and family bathroom. The property also benefits from the additional off road parking and a large rear garden. This property is a must see, call today to arrange your viewing.



Step inside...

Entrance Hallway 10' 2" x 2' 11" (3.1m x 0.9m)

Upvc entrance door to the side, with carpet flooring, wood cladding to walls, radiator and storage cupboard under stairs.

Lounge/Diner 15' 9" x 12' 6" (4.8m x 3.8m)

Upvc double glazed window to the front elevation, dining area has laminate flooring to distinguish the eating area, carpet flooring within the lounge space, log burner with wooden fireplace and marble effect hearth, radiator and patio doors leading to the conservatory.

Conservatory 10' 10" x 6' 3" (3.3m x 1.9m)

Wood french doors and window to the rear and offering great views of the garden.

Kitchen 10' 2" x 10' 2" (3.1m x 3.1m)

Upvc window to rear, high gloss base units with roll edge work surface over, stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated electric oven with hob over, extractor hood, wall mounted boiler and space for washing machine.

First Floor Landing

Upvc double glazed window to the side, stairs leading to ground floor, carpet flooring and loft access.

Bedroom One 12' 6" x 11' 10" (3.8m x 3.6m)

Upvc double glazed window to the rear, carpet flooring and radiator.

Bedroom Two 10' 2" x 12' 6" (3.1m x 3.8m)

Upvc double glazed window to the rear, carpet flooring and radiator.

Bedroom Three 7' 7" x 9' 2" (2.3m x 2.8m)

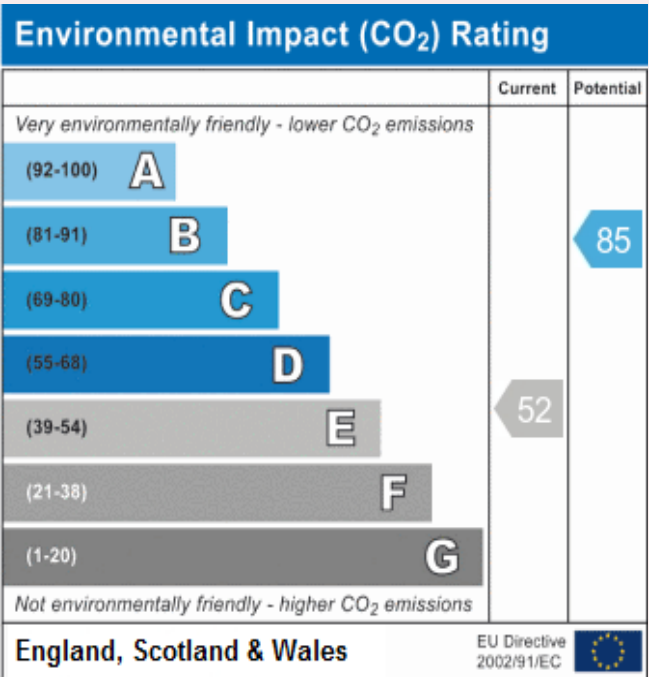
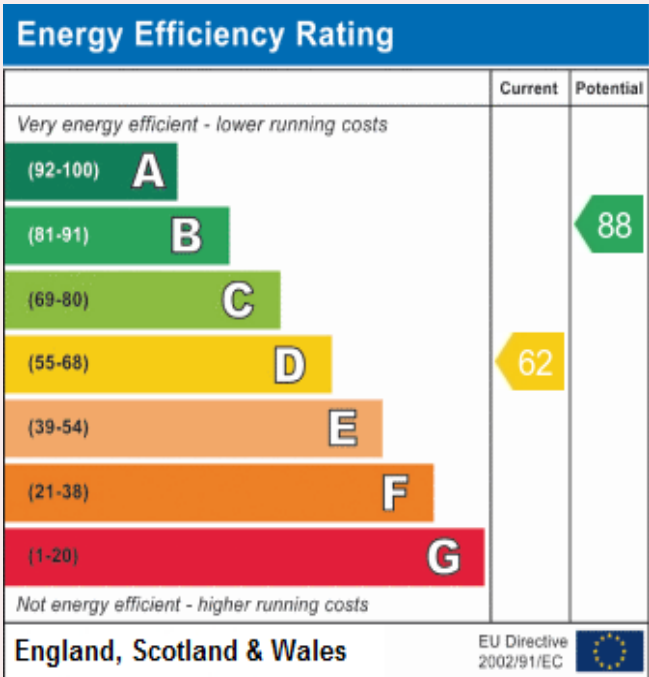
Upvc double glazed window to front, carpet flooring and radiator.

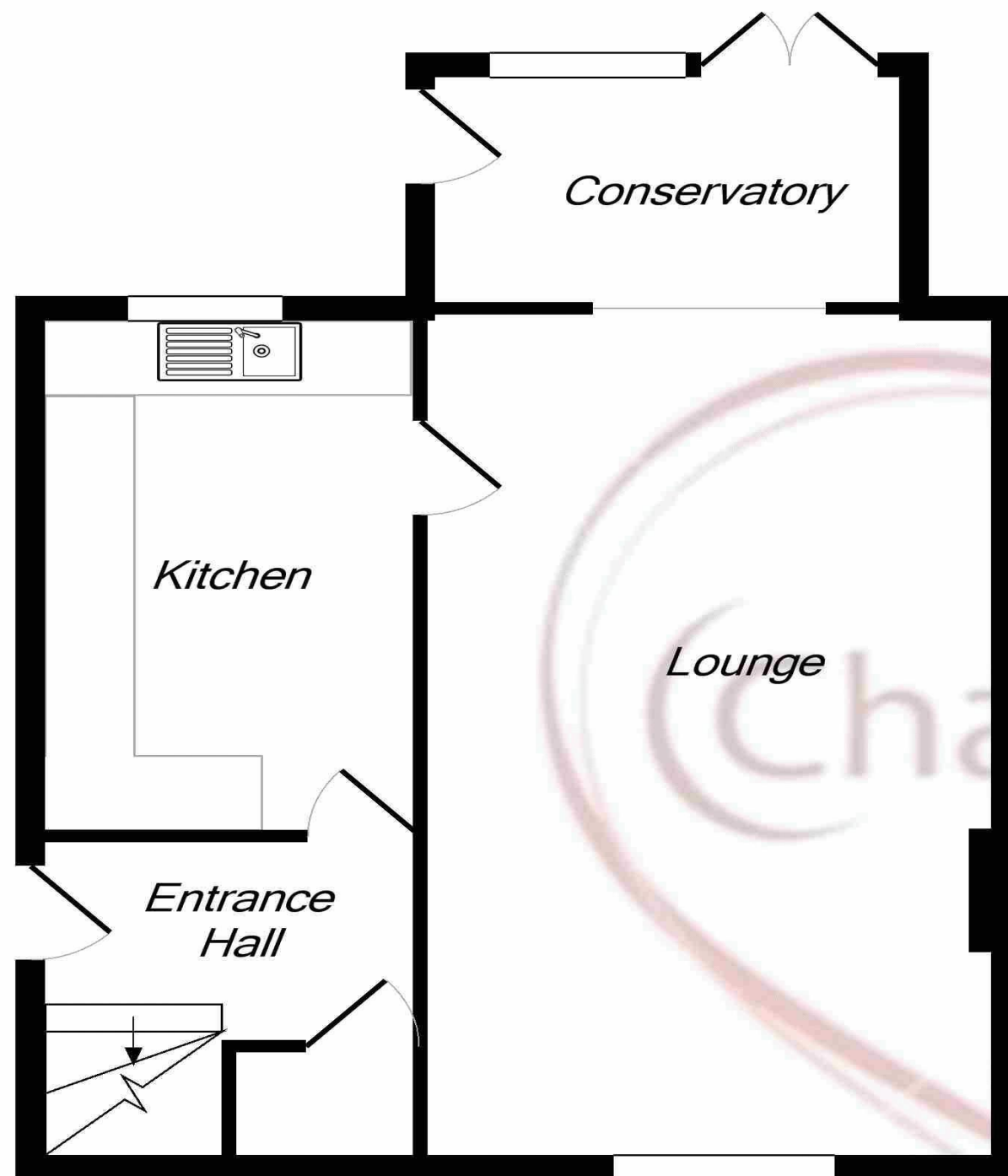
Family Bathroom 7' 10" x 6' 7" (2.4m x 2.00m)

With a fitted three piece suite comprising bath, sink set in vanity unit and low flush WC, uPVC obscure window to side and vinyl flooring.

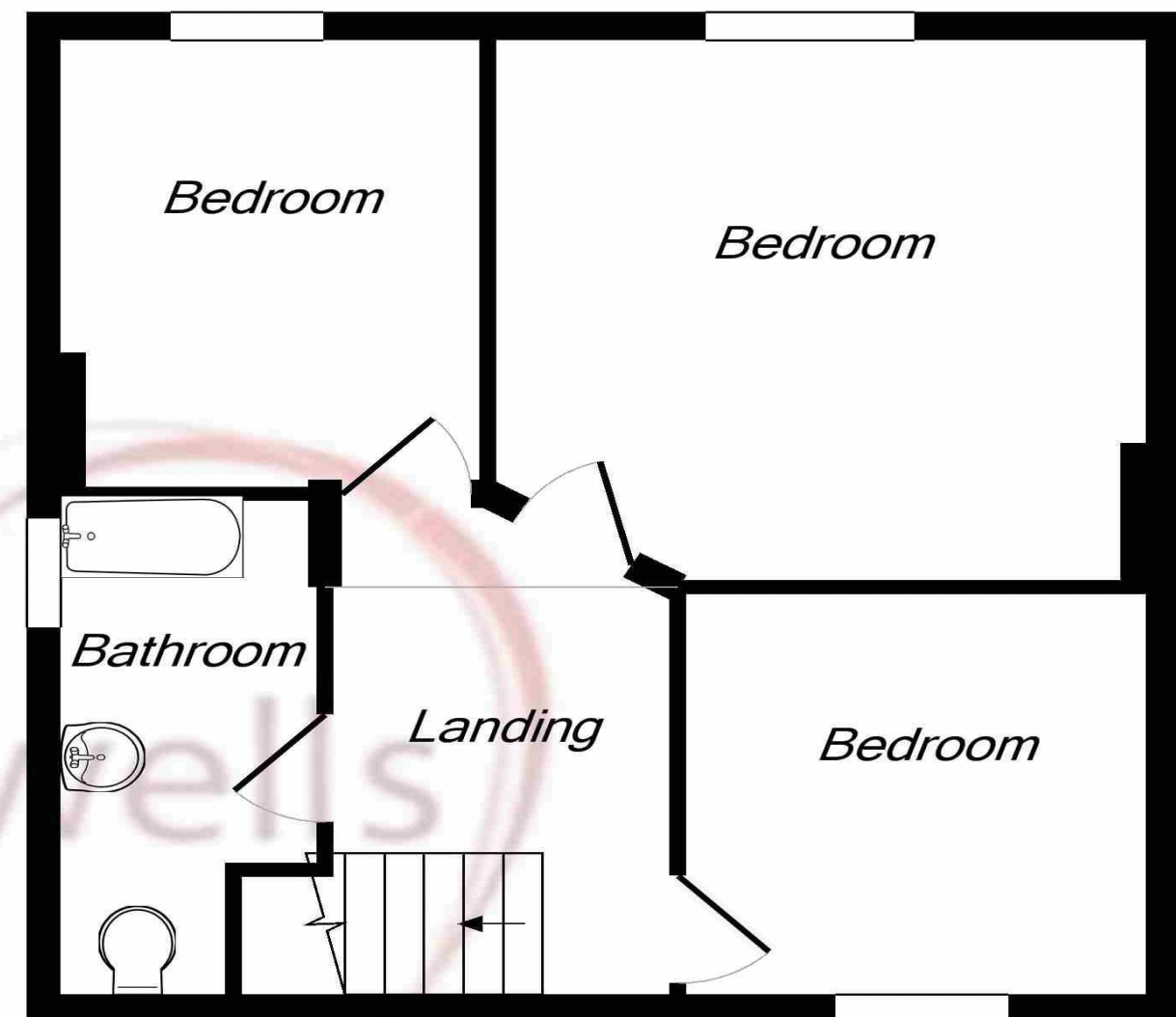
Outside

The front garden is laid mainly to lawn with shared driveway offering off road parking and access to the rear garden. The large rear garden is laid mainly to lawn, good sized patio area, garden shed and gated access to the driveway.





*Ground Floor
Approx. Floor
Area 560 Sq.Ft.
(52.0 Sq.M.)*



*1st Floor
Approx. Floor
Area 478 Sq.Ft.
(44.4 Sq.M.)*

Total Approx. Floor Area 1038 Sq.Ft. (96.4 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

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