



Offer in excess of £220,000

We are delighted to present this charming and inviting two double bedroom home, situated in the highly sought-after residential area of Beacon Park. Boasting a convenient location close to local primary and secondary schools, as well as a range of amenities, this property offers a comfortable and convenient lifestyle for families and professionals alike. As you step inside, you'll immediately appreciate the generous amount of space this home has to offer. The accommodation features a welcoming lounge/dining room, providing the perfect setting for relaxation and entertaining guests. The large windows flood the room with natural light, creating a warm and inviting atmosphere. The property comprises two spacious double bedrooms, providing ample space for your family or guests. The master bedroom features an en-suite bathroom, ensuring privacy and convenience. Additionally, there is a well-appointed family bathroom, catering to the needs of the household. The kitchen offers a modern and functional space. Benefiting from double glazing and central heating, this property ensures comfort and energy efficiency throughout the year. The lovely enclosed rear garden provides a private oasis, perfect for outdoor activities, gardening, or simply enjoying the fresh air. For added convenience, allocated parking is available, ensuring that you'll never have to worry about finding a space for your vehicle.

Renaissance Gardens, Beacon Park, PL2 3LX

Accommodation Comprises

Entrance Hall

Entry is via a part glazed entrance door opening into the entrance hall.

Downstairs WC

With obscure double-glazed window to the front, fitted with a two piece suite comprising pedestal wash hand basin and low-level WC, led splashbacks, radiator.

Kitchen 3.1m (10'2") x 1.91m (6'3")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, led splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with cooker hood above, double glazed window to the front.

Lounge/Dining Room 5.78m (19'0") x 3.89m (12'9")

With coal effect electric fire set within a feature surround, two radiators, stairs rising to the first floor landing with under-stairs recess, glazed double doors opening to the rear garden.

First Floor Landing

Bedroom One 3.89m (12'9") x 2.82m (9'3")

A good-sized double bedroom with double glazed window to the rear, radiator, access to the lo space, built in airing cupboard housing hot water cylinder

and with slatted shelving, door opening into the en-suite.

En Suite Shower Room

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted shower above, low-level WC, led splashbacks, extractor fan, wall mounted mirror, shaver point, radiator.

Bedroom Two 3.89m (12'9") x 2.56m (8'5")

A second double bedroom with double glazed window to the front, radiator.

Bathroom

Fitted with a three-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, low-level WC, led splashbacks, extractor fan, shaver point.

Rear Garden

The rear of the property opens to a lovely and enclosed garden area measuring 8.14m (26'8") max in length x 4m (13'1") max in width. The garden comprises paved and gravelled areas with a central pathway and gate giving rear access to the parking area.

Parking

The property benefits from an allocated parking space located to the rear of the property.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

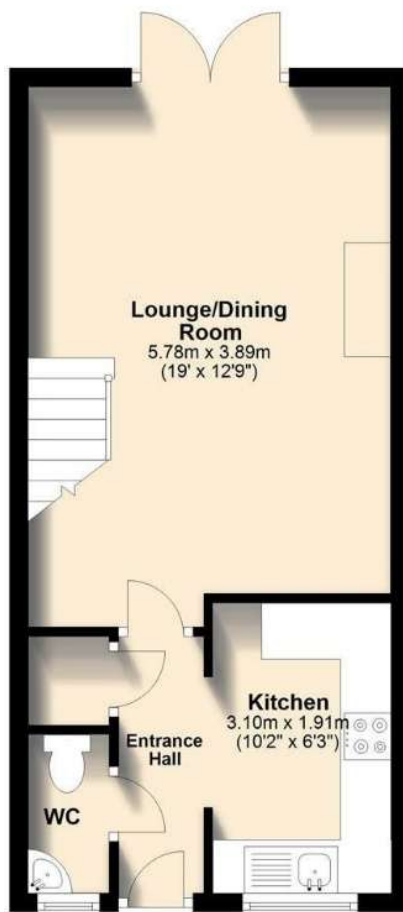






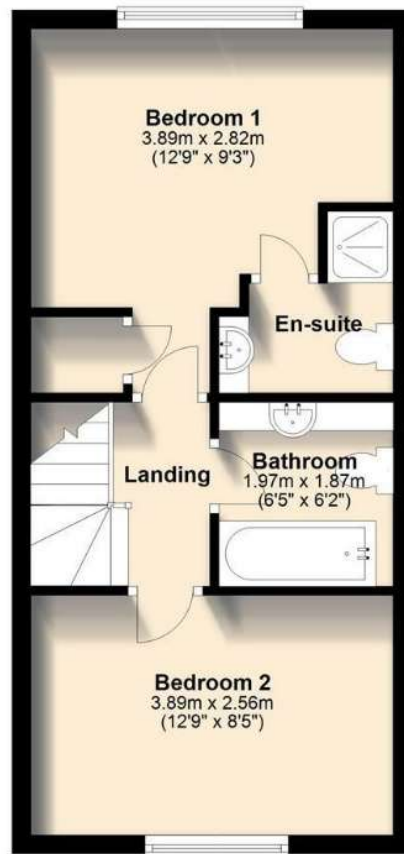
Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

