



Asking Price £200,000

A spacious end terrace house situated within easy reach of the popular local schools. Standing at the end of a cul de sac and with gardens both front and rear the property is an ideal family home.

Accommodation comprises: entrance hall, cloakroom WC, lounge/diner, fitted kitchen, three bedrooms and a family bathroom. The house also benefits gas central heating, double glazing and owned solar panels which help towards the cost of the electricity . Viewing is highly recommended.

Wye Gardens, Deer Park, PL3 6SG

Accommodation Comprises

Entrance hall

Laminate flooring. Stairs rise to the first floor. Double radiator.

Cloakroom WC

Wash hand basin and low flush WC. Laminate flooring.

Lounge/diner 6.37m (20` 11") x 3.62m (11` 11")
Narrows to 2.98m at the dining end. Dual aspect room with double glazed windows to the front and rear aspects. Two radiators.

Kitchen 3.29m (10` 10") x 2.08m (6` 10")

Base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Gas cooker point. Plumbing for washing machine. Laminate flooring. Pantry storage cupboard. Understairs storage cupboard with light.

First floor landing

Access to the loft space. Airing cupboard housing the gas boiler.

Bedroom one 2.88m (9` 5") x 3.61m (11` 10")

Double glazed window to the front aspect.

Bedroom two 3.41m (11` 2") x 3.6m (11` 10")

Double glazed window to the rear aspect. Single radiator.

Bedroom three 2.69m (8` 10") x 2.22m (7` 3")

Double glazed window to the front aspect.

Bathroom 2.68m (8` 10") x 1.82m (6` 0")

Double shower cubicle with fitted shower unit. Pedestal wash hand basin and low flush WC. Heated towel rail. Obscure double glazed window.

Rear garden

Immediately to the rear is a paved patio with storage shed. Steps lead up to the garden which is predominately laid with stone chippings.

Council tax band

B

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.

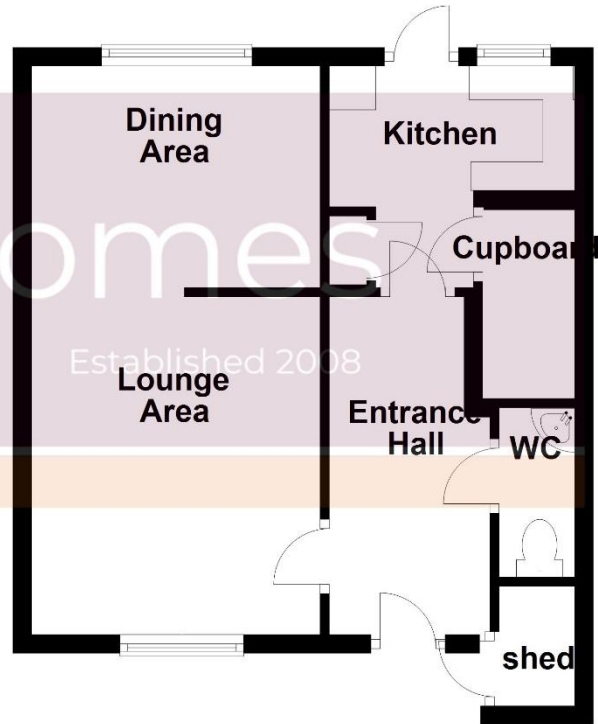
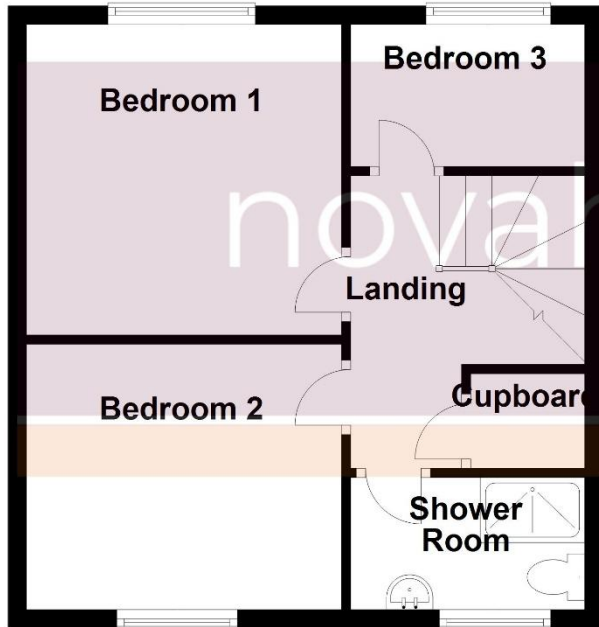






First Floor

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 Plus)		
B	(81-91)		
C	(69-80)	72	75
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
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.

