





**Offered for sale with NO UPPER CHAIN is this spacious and beautifully presented THREE BEDROOM home situated within a MODERN DEVELOPMENT just moments from the Common, and a short stroll to the vibrant town centre, and mainline railway station.**

**Asking Price: £1,100,000**

The accommodation is arranged over two levels and comprises an entrance hall, guest cloakroom, utility room, and fabulous open-plan living area incorporating a modern and stylish fitted kitchen. Additionally, there is a spacious second bedroom with a modern ensuite shower room and French doors opening to the rear garden. On the second floor the principal bedroom is served by an ensuite shower room, there is a good-sized third bedroom and family bathroom. Outside, there is an allocated parking space and side access to a walled southerly-facing rear garden. The property further benefits from an allocated underground parking space.

EPC Rating: B 84  
Council Tax Band: F





Entrance Hall

Kitchen/Living/Dining Room 6.66m x 6.32m  
(21'10" x 20'9").

Cloakroom

Bedroom 2 4.67m x 3.41m (15'4" x 11'2").

Ensuite Shower Room

Bedroom 1 5.71m x 5.08m (18'9" x 16'8").

Ensuite Shower Room

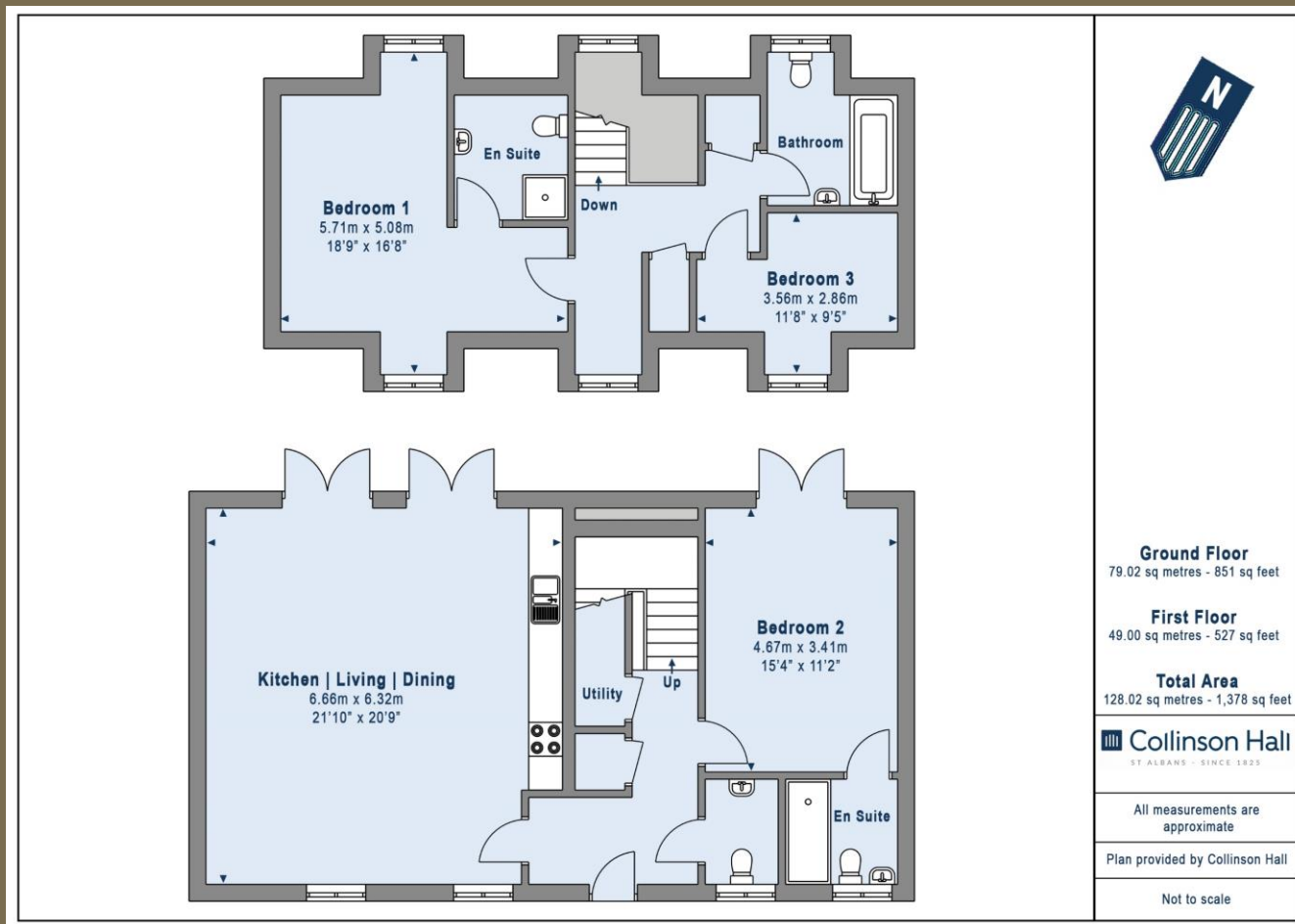
Bedroom 3 3.56m x 2.86m (11'8" x 9'5").

Bathroom

Garden







#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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