





Situated in a quiet CUL-DE-SAC on the ever-popular JERSEY FARM this light and airy, **THREE BEDROOM** semi-detached family home offers well-presented and **SPACIOUS** accommodation arranged over two floors, and benefits from its own **GARAGE**, located close to local amenities and **EXCELLENT SCHOOLING** including Sandringham School.

Guide Price: £625,000

The property offers an entrance hall with cloakroom, spacious lounge/diner and modern kitchen. The owners have recently upgraded the boiler serving the heating system and the property is double glazed throughout. Upstairs there are three good size bedrooms and a modern family bathroom and outside there is a pleasant, secluded rear garden enjoying a westerly aspect with garden and driveway to the front with garage alongside.

EPC Rating: C 71
Council Tax Band: E





Entrance Hall

Cloakroom

Living/Dining Room 7.81m x 3.58m (25'7" x 11'9").

Kitchen 2.93m x 2.04m (9'7" x 6'8").

Bedroom 1 4.10m x 2.59m (13'5" x 8'6").

Bedroom 2 3.57m x 2.48m (11'9" x 8'2").

Bedroom 3 2.71m x 1.94m (8'11" x 6'4").

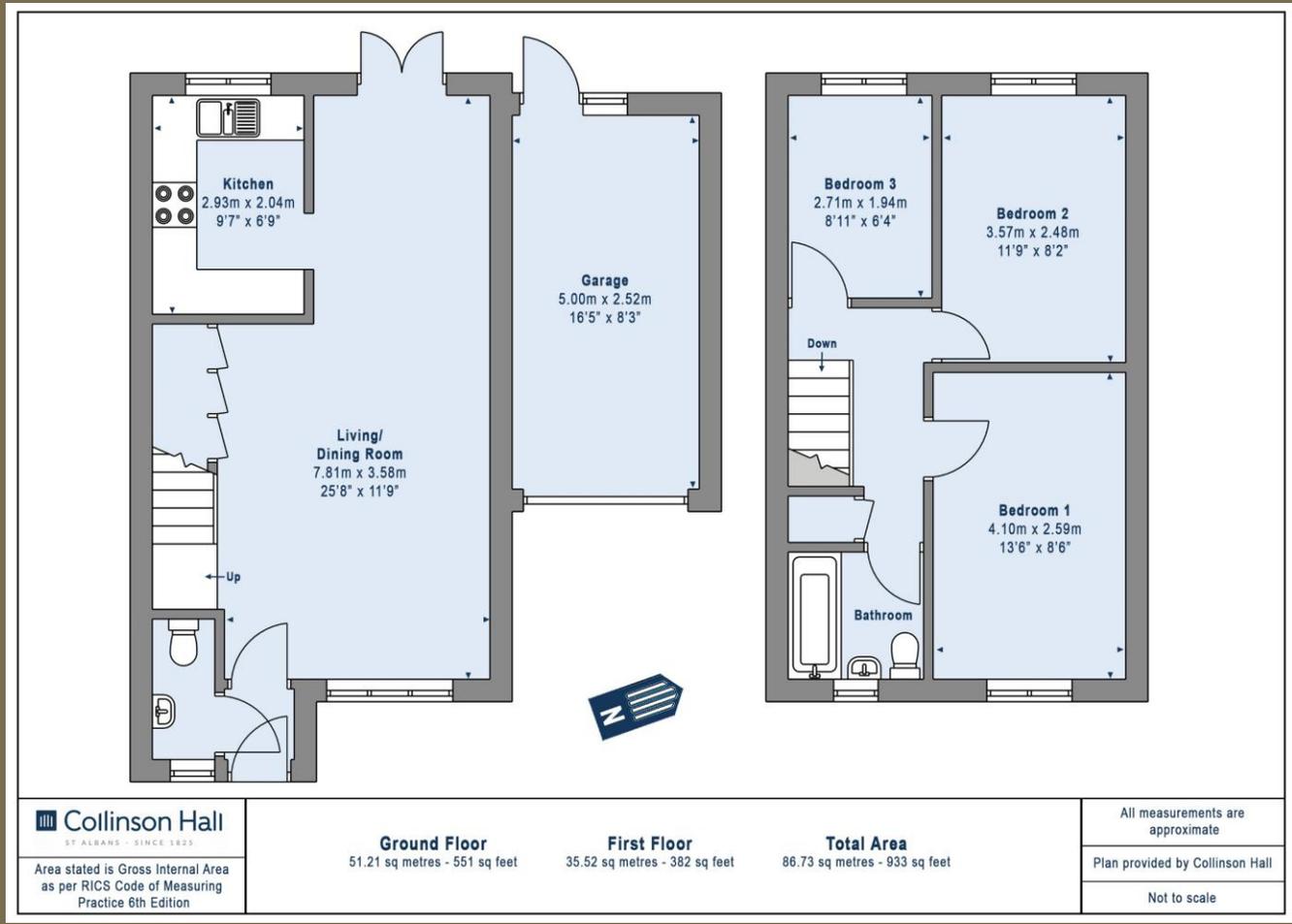
Bathroom

Garden

Garage 5.00m x 2.52m (16'5" x 8'3").







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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