





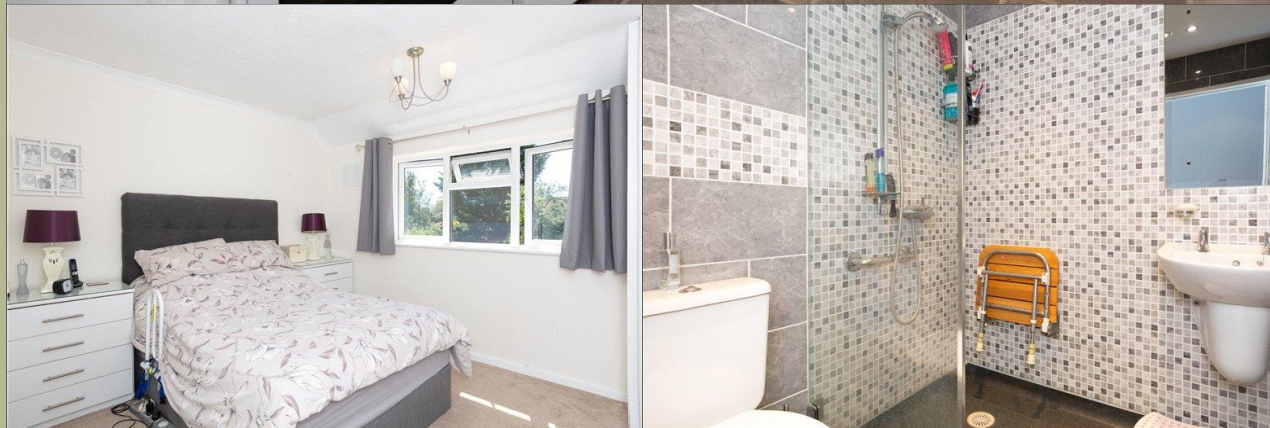




A well-presented three-bedroom semi-detached family home situated on a popular Road within the sought-after Village of Park Street.

## Guide Price: £500,000

The property benefits from approximately 1162 square feet of accommodation arranged over two levels and comprises an entrance porch, Entrance hall, spacious living room, dining room, kitchen, study, and a cloak/shower room. On the first floor there are three bedrooms, family bathroom and a useful loft space. Externally the driveway provides off road parking for several cars with access to a stunning south facing rear garden with patio, lawned area and mature shrub and flower borders.



Collinson  
Hall







## Ground Floor

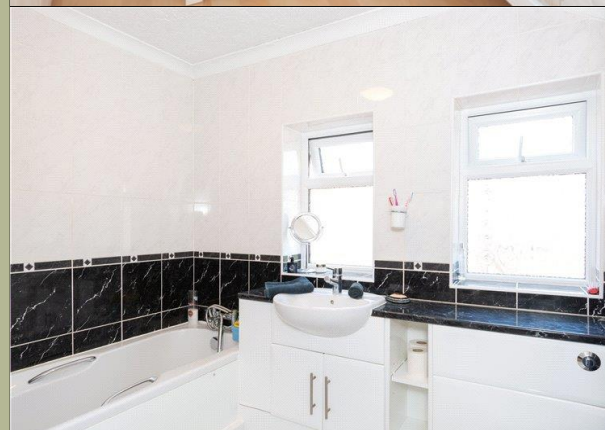
Entrance Hall	
Kitchen	2.94m x 2.57m
Living Room	6.92m x 3.87m
Dining Room	5.73m x 2.85m
Study	5.76m x 1.82m
Shower Room	

## First Floor

Bedroom 1	3.89m x 3.86m
Bedroom 2	3.90m x 2.86m
Bedroom 3	2.68m x 2.42m
Bathroom	

## Outside

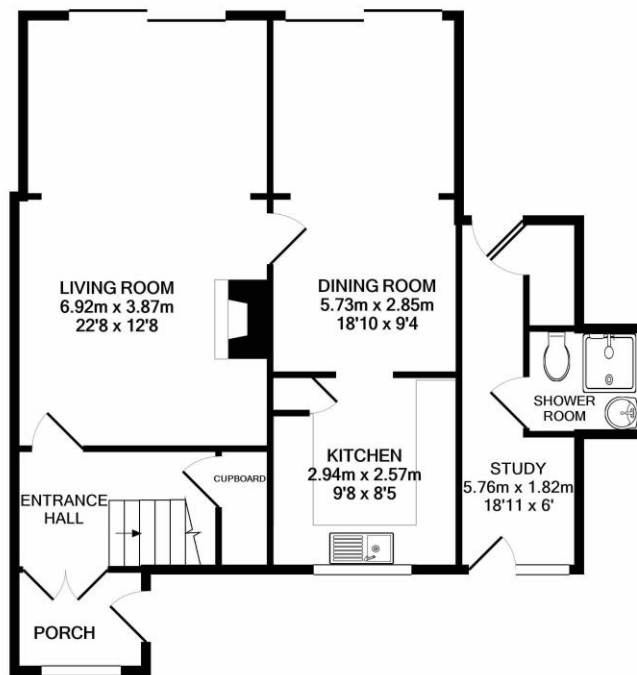
Front Garden	
Rear Garden	



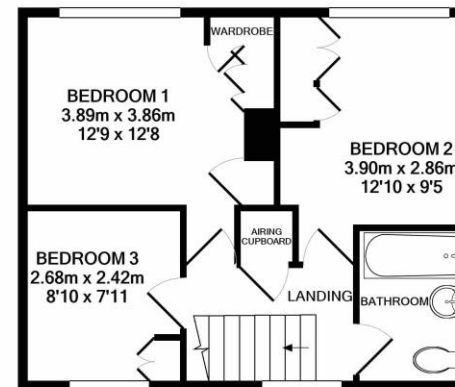








GROUND FLOOR  
APPROX. FLOOR  
AREA 70.3 SQ.M.  
(757 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.7 SQ.M.  
(406 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 108.0 SQ.M. (1162 SQ.FT.)**

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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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.