







## **Accommodation**

A spacious three bedroom semi-detached house, revealing a flexible interior, whilst also being situated in a sought after residential area on the south side of the city. The house sits on a good size plot, no doubt offering extension potential, subject to necessary consents.

The property does now offer the opportunity to update in areas to personal taste, but it is ideal for first time buyers and families, whilst the property would undoubtedly make a perfect buy to let purchase.

The house occupies a handy location, with ease of access to shops, schools and amenities. The property is also ideal for walkers, with lovely riverside and countryside walks close by, whilst also being situated close to the 36 bus route.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The open plan lounge/diner is a good size, whilst the kitchen comes fitted with a range of modern units, also offering a pantry and side access door. The conservatory completes the downstairs layout, which again would benefit from updating. To the first floor there is a landing with storage cupboard and loft access, three bedrooms (two good size doubles) and the house bathroom, part tiled and fitted with a white suite, including a bath with shower over.

Externally there is an open lawned garden to the front of the house, with driveway parking and access to the car port. A gate gives access to the good size rear garden, which is mainly laid to lawn and somewhat of a blank canvass, ready to be landscaped to the new owners requirements.

Sold with no onward chain and competitively priced in comparison to new build properties currently under construction close by, an early viewing is advised to avoid disappointment.



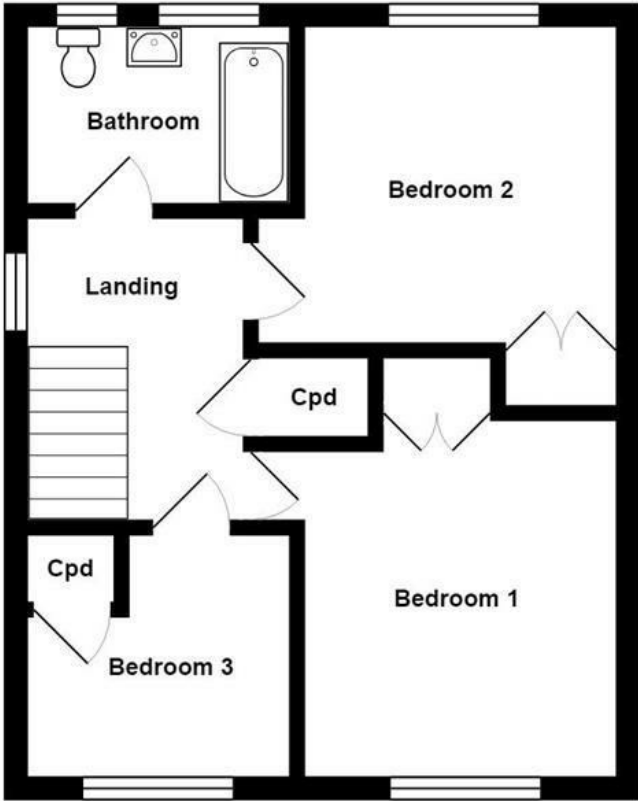
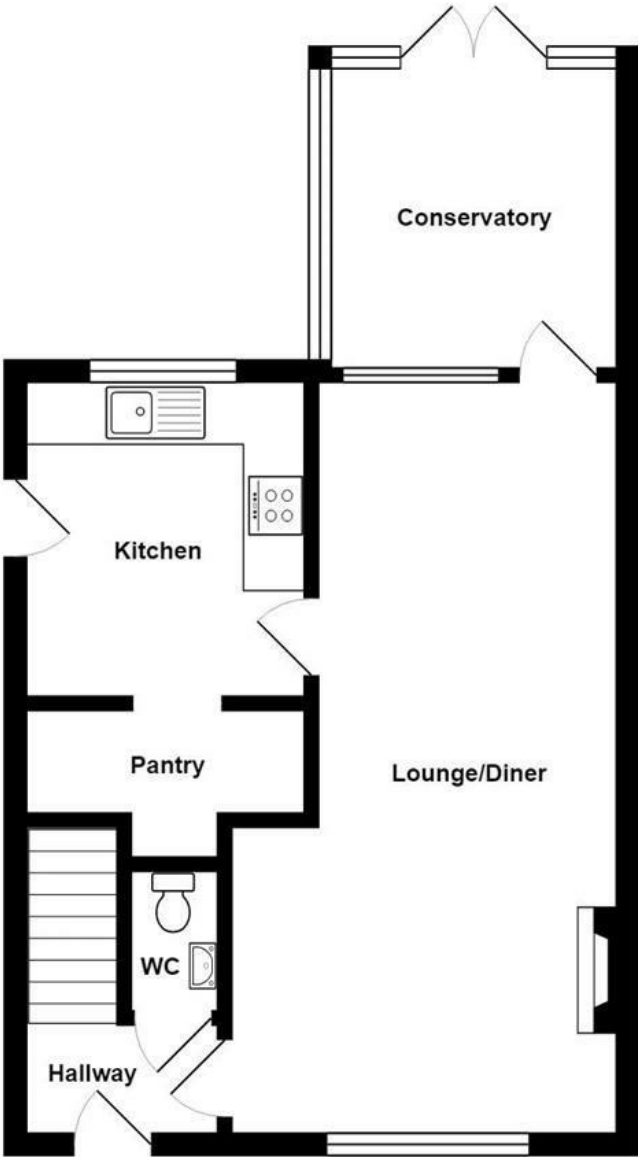








Floorplan

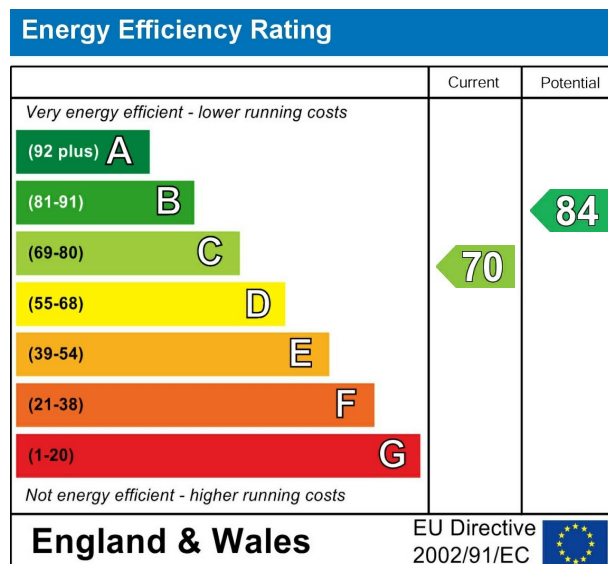








## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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