





Accommodation

An immaculately presented three bedroom semi-detached house, revealing a light and airy interior, whilst also being situated in a sought after residential area on the south side of the city.

The property has recently undergone a light refurbishment, including fresh décor and floor coverings throughout. These works have created a turn key property, ready to move into and ideal for first time buyers or 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, open plan double aspect lounge/diner with fireplace and access to the rear garden, plus the kitchen, which is fitted with a range of modern units and also houses the gas central heating boiler. 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.

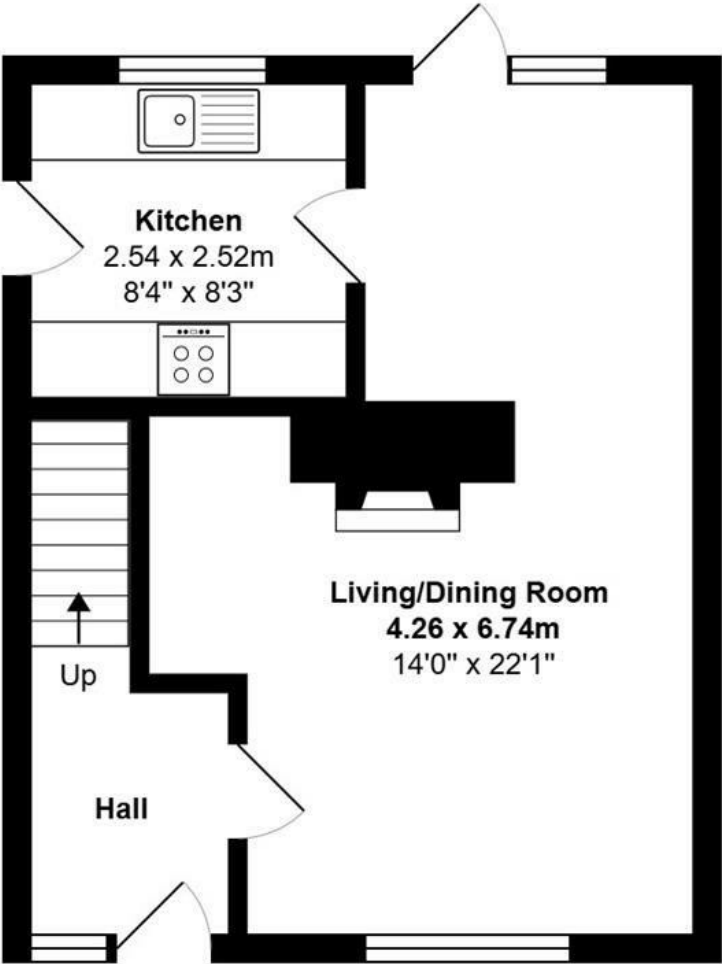
Externally there is an open lawned garden to the front of the house, with driveway parking. A gate gives access to the good size rear garden, which is mainly laid to lawn and somewhat of a blank canvass, ready to be landscaped to the new owners requirements.

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.

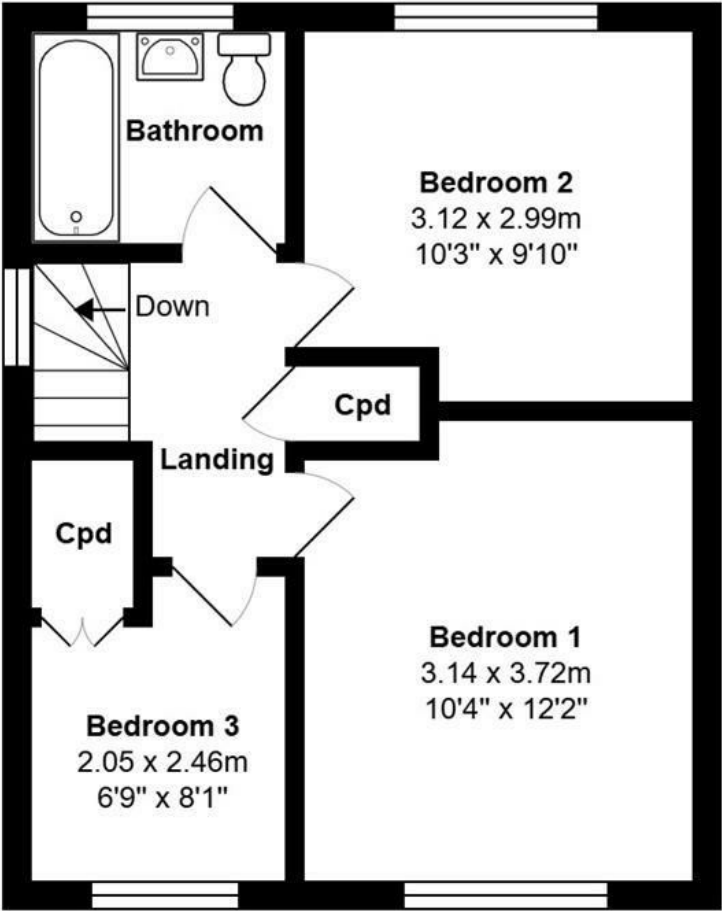




Floorplan

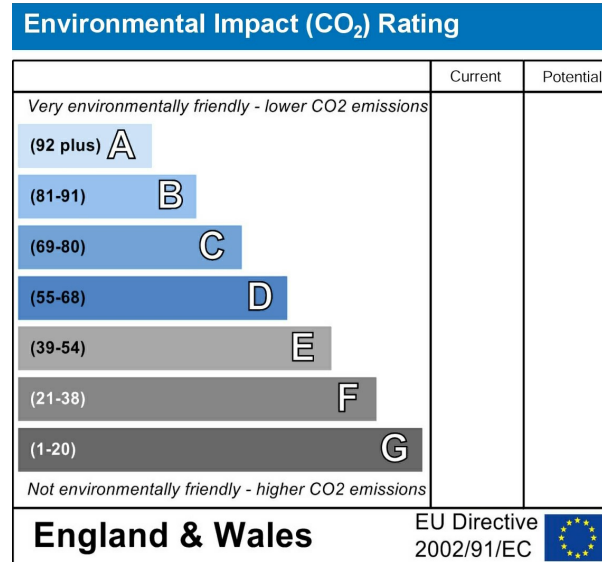
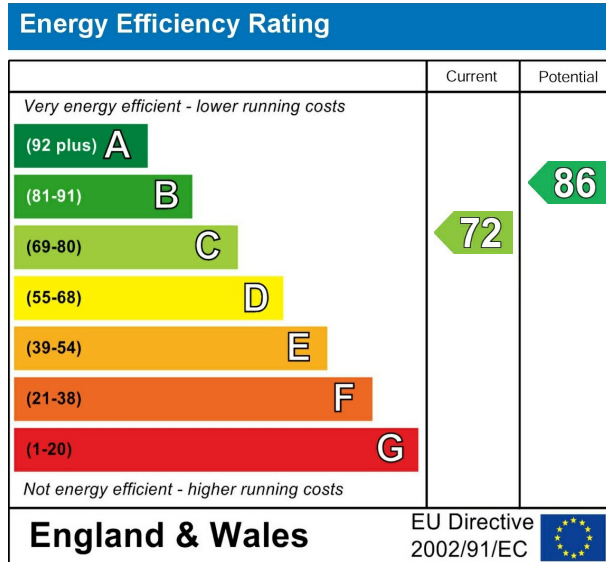


Ground Floor



First Floor

EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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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