



## Partridge Road, £180,000

- Beautifully presented two-bedroom home with versatile loft space, close to local amenities
- Upgraded throughout by the current owners
- Separate front living room with views over green open space
- Modern kitchen/diner with direct access to rear garden
- Low maintenance rear garden
- Two well-proportioned double bedrooms
- Contemporary family bathroom
- EPC Rating: Awaited



 2  1  1



## About the property

A beautifully presented two-bedroom home with the addition of a versatile loft room, thoughtfully upgraded throughout by the current owners.

The property offers a separate living room to the front, enjoying pleasant views over a green open space, creating a bright and relaxing reception area. To the rear, you'll find a modern kitchen/diner, ideal for both everyday living and entertaining, with doors opening directly onto the garden.

The rear garden has been designed for low maintenance, providing a practical yet attractive outdoor space.

Upstairs features two well-proportioned double bedrooms alongside a contemporary family bathroom. A further loft room adds versatile additional space, Close to local amenities, this home is ready for someone to move in and enjoy!



### **Entrance Hallway**

Wood effect laminate flooring. Radiator. Access to lounge, stairs leading to first floor and entrance to property. Fitted lighting.

### **Lounge**

Large window to front overlooking the green. Fitted carpet. Spotlights. Feature panelled walls. . Electric fireplace. Radiator. Access to kitchen

### **Kitchen /Diner**

A range of wall and base units by Magnet kitchen. Electric underfloor heating system to this space. Gas hob with AEG cooker hood in black. Stainless steel sink and drainer. Space for American style fridge freezer, space for washing machine and dryer. Access to under stair storage. Tiled flooring. Part tiled walls. Large double glazed window overlooking the rear garden and door leading to garden.

### **First Floor Landing**

Fitted carpet. Part panelled walls. Fitted lighting. Access to all upstairs rooms.

### **Bedroom One**

With fitted storage cupboard, carpets and radiator. Double glazed window to the front aspect overlooking the green.

### **Bedroom Two**

Carpets, Radiator and double glazed window to the rear aspect. Built in cabin bed which can remain or can be removed.

### **Bathroom**

Modern suite comprising "P" bath with overhead shower and glass shower screen. Wash hand basin with vanity unit. Low level w.c. Heated towel rail in black, obscure glazed window to the rear. Vinyl flooring.

### **Loft Space**

Carpeted stairs from first floor landing. Two skylights to front and rear. Fitted Carpet. Integrated storage. Flat plastered walls. Electrical point.

### **External**

To the front of the property a partly paved pathway leading to the house with sections laid in decorative chippings provides direct access to the property and communal green spaces.

the rear features a low-maintenance garden with a combination of patio and stone chippings, along with a decking area. Includes a storage shed, rear access, and entry into the house via the kitchen/diner.

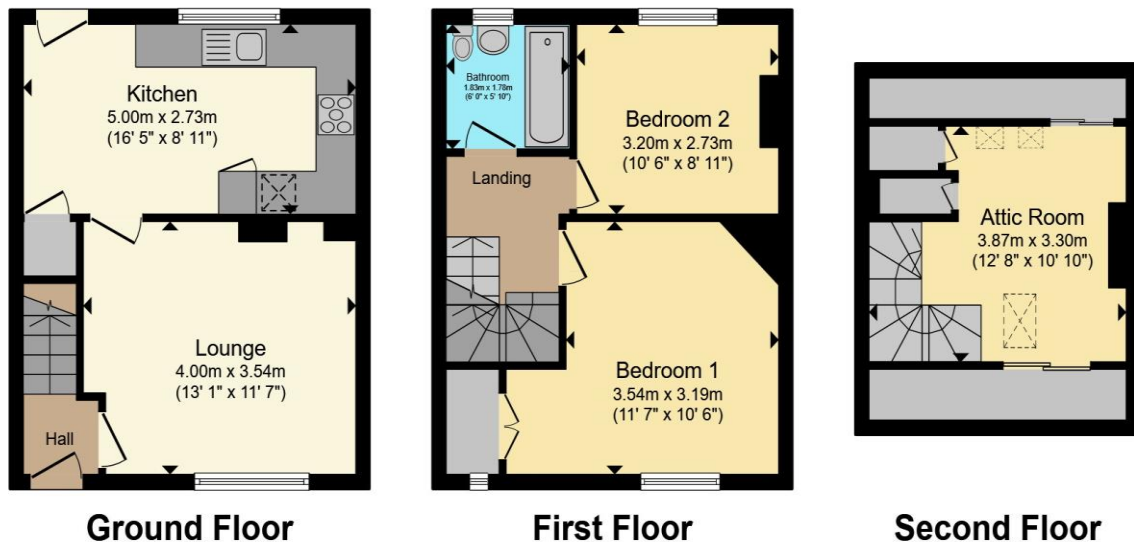
### **Additional Information**

On street parking. There is a monthly maintenance charge paid by all residents of £25.09 for the upkeep of all communal areas.

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## Floorplan



Total floor area 81.5 m<sup>2</sup> (877 sq.ft.) approx

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