





Property Description

This semi detached family home is situated in the popular area of Finham, ideally located for both Finham Park and Bishop Ullathorne senior schools. The accommodation briefly comprises: ground floor wet room, living room, dining room, reception room, fitted breakfast kitchen and a conservatory. To the first floor there are three bedrooms and a fitted bathroom. To the second floor there is a loft room. Outside there is a driveway providing off road parking and a rear garden.

Approach

Front door to;

Porch

Internal door to:

Entrance Hall

Stairs to first floor.

Living Room

Double glazed bay window to the front elevation, radiator and feature fireplace surround with fire.

Dining Room

Sliding doors to conservatory and radiator.

Conservatory

Double glazed windows to the side and rear elevations and door opening onto the rear garden.

Breakfast Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven

and gas hob with cookerhood over, integral microwave, integral fridge/freezer, integral dishwasher, double glazed window to the rear elevation and double doors leading to the rear garden.

Reception Room

Double glazed window to the front elevation, radiator.

Wet Room

Comprising shower, wash hand basin, toilet and heated towel rail.

First Floor Landing

Doors to:

Bedroom One

Double glazed bay window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

Second Floor

Loft Room

Double glazed window to the rear and side elevations and radiator.

Outside

Front Of Property

Driveway providing off road parking.

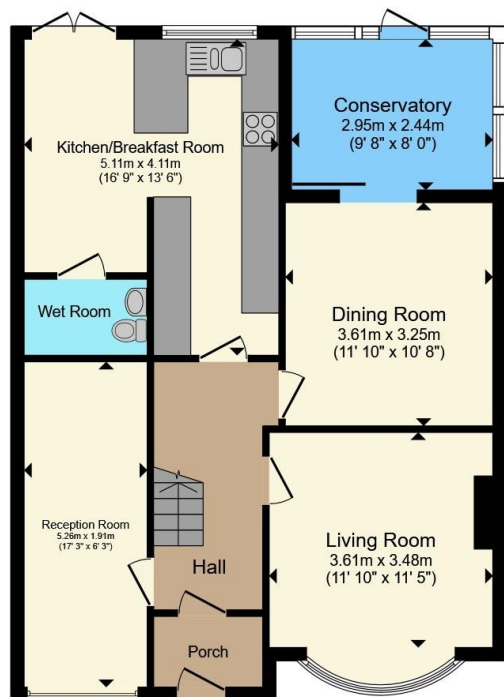
Rear Garden

Overgrown.

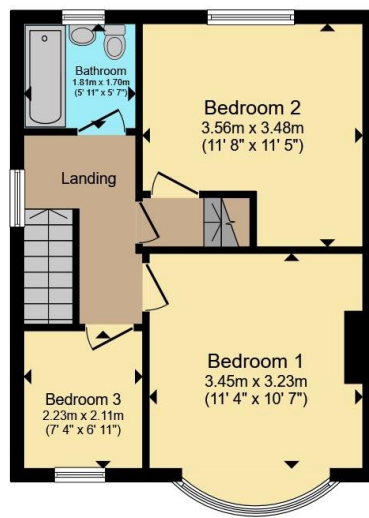
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

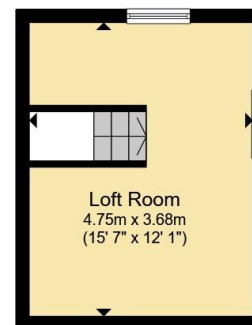




Ground Floor



First Floor



Second Floor

Total floor area 135.5 m² (1,458 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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38 New Union Street
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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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