



## Shelley Crescent, offers in excess of £180,000

- DRIVEWAY
- LARGER THAN AVERAGE GARDEN
- IDEAL FIRST TIME BUY / INVESTMENT
- COUNCIL TAX - B
- CLOSE TO SHOPS, PARKS , SCHOOLS
- EPC Rating: D



 3  1  1



## About the property

DRIVEWAY - LARGER THAN AVERAGE REAR GARDEN  
- Close to local amenities; shops, parks, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes. To book a viewing please \*Call 01446 733224\*

## Accommodation

### Entrance Hall

Entrance via UPV door, wood affect Vinyl flooring

### Kitchen/Dinner

12' 4" max x 10' max ( 3.76m max x 3.05m max )

Vinyl flooring, double glazed window to front aspect. A range of fitted kitchen units, space for fridge freezer and other white goods, fitted sink and dry basin, fitted Electric hob and Oven. built in storage

### Lounge



18' 1" max x 12' 1" max ( 5.51m max x 3.68m max )

Wood effect vinyl flooring, built in storage, Fireplace with electric fire, French doors to rear aspect

## Bathroom

WC, double shower and shower screen, fitted ceramic sink, spotlights, frosted double glazed window to the rear

## Landing

Wood effect vinyl flooring, window to side aspect

## Bedroom 1

11' 7" max x 11' 9" max ( 3.53m max x 3.58m max )

Wood effect vinyl floor, large double glazed window to the front of the property.

## Bedroom 2

12' 2" max x 9' 9" max ( 3.71m max x 2.97m max )

wood effect vinyl floor, large double glazed window to the rear,

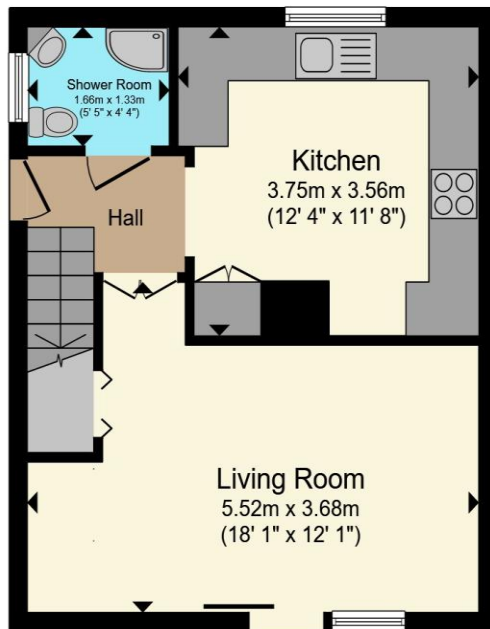
## Bedroom 3

11' 7" max x 5' 11" max ( 3.53m max x 1.80m max )

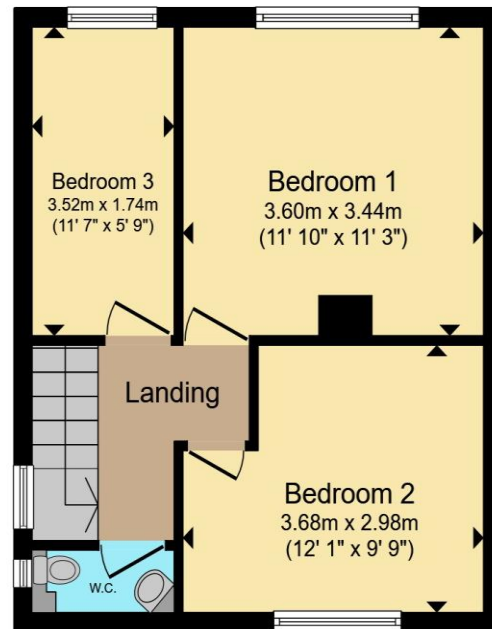
01446 733224

barry@peteralan.co.uk

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 70.5 m<sup>2</sup> (758 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](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let