



BUSHLAND ROAD, NN3  
**£265,000 FREEHOLD**

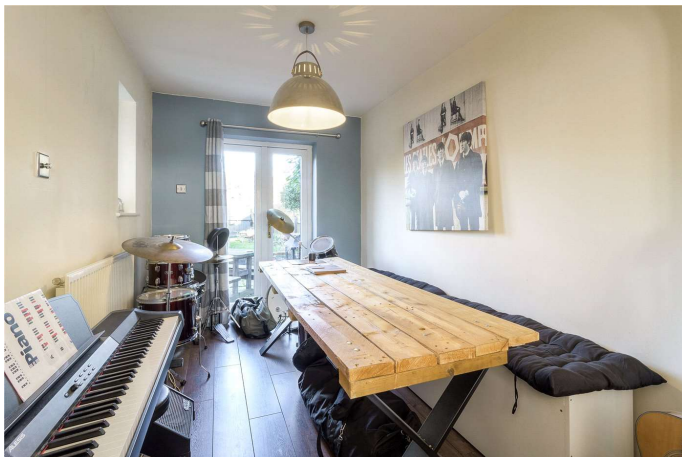
**Winkworth**



## BUSHLAND ROAD, NN3

A mature extended three bedroom terrace home with off road parking for three vehicles. The property, which is presented to a good standard throughout, benefits from a 17' long kitchen, with built in oven, ample cupboard and worktop space and a door that leads out to the rear garden. The living room features a lovely log fired stove, uPVC double glazed window to the front aspect. Off the living room an opening lead to the dining room. The dining room features 'French' doors that lead to the rear garden and a window to the side.

On the first floor, there are three bedrooms, two of which are double and a single third bedroom. The shower room has been updated with a corner shower, low flush WC and pedestal wash hand basin. Access to the loft is via a hatch on the landing. The loft has been boarded and has the benefit of light and power as well as a smoke alarm.



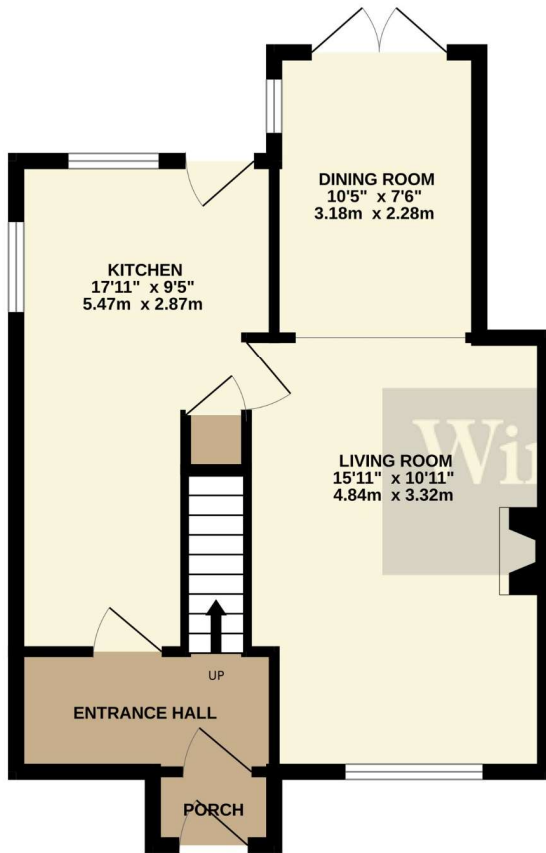
Externally to the rear is a generous rear garden. There is a passageway way that leads back to the front of the property providing good access for bikes, prams etc. The rear garden which is mainly laid to lawn has a shed with power and a separate bar.

EPC 'D'

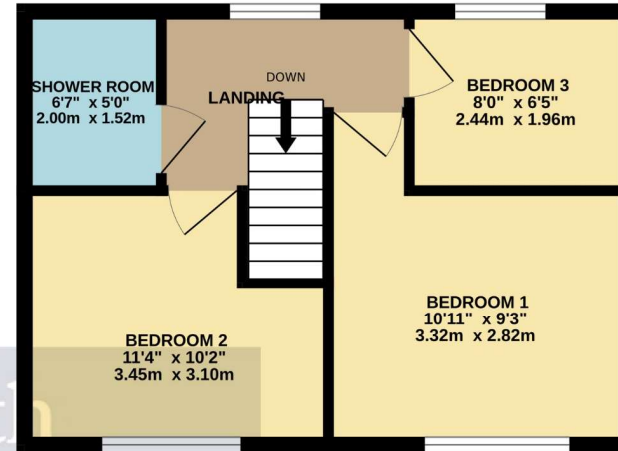
Council tax band 'B'



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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