



Woodstock Gardens UB4 8BB

A spacious 2 bed end terrace house located close to shops, public transport & well regarded Schools and comprising entrance lobby, hallway, living / dining room, modern fitted kitchen, ground floor bathroom, 2 bedrooms with a study room / bed 3 & additional modern shower room on the first floor. Externally there's off street parking to the front & low maintenance rear garden..VIEWING IS HIGHLY ADVISED...

Accommodation

an extended end terrace house

2 bedroom with a study room

2 bathrooms

living room / dining room

modern fitted kitchen

off street parking

low maintenance rear garden

close to shops & public transport

Ground Floor

entrance lobby - 5' 7" x 1' 2" (1.72m x 0.37m) fitted carpet & wall mounted light

hallway - fitted carpet, radiator, staircase to first floor with storage cupboard under

living room / dining room - 23' 7" x 8' 5" (7.2m x 2.58m) front aspect double glazed window, radiator & fitted carpet

reverse view -

kitchen - 10' 9" x 4' 8" (3.28m x 1.44m) range of eye & base level units, obo & half bowl sink unit with mixer tap & tiled splash back, built in oven & hob with extractor hood over, space & plumbing for washing machine, space for fridge freezer & tiled floor

reverse view -

ground floor bathroom - 5' 4" x 4' 4" (1.63m x 1.33m) panel enclosed bath with shower attachment & mixer tap, wall mounted wash hand basin with mixer tap & cupboards under, low level wc, tiled walls & floor, heated towel rail, extractor fan & rear aspect double glazed window

reverse view -

first floor landing - fitted carpet, side aspect frosted double glazed window, built in storage cupboard & access to loft

bedroom 1 - 10' 4" x 8' 3" (3.16m x 2.54m) front aspect double glazed window, radiator & fitted carpet

bedroom 2 - 9' 2" x 7' 11" (2.81m x 2.42m) rear aspect double glazed window, radiator & fitted carpet

office / study/ bedroom 3 - 5' 6" x 5' 1" (1.68m x 1.55m) rear aspect double glazed window, radiator & fitted carpet

shower room - enclosed shower cubicle, pedestal wash hand basin, low level wc, tiled walls & floor, heated towel rail, extractor fan & side aspect double glazed window

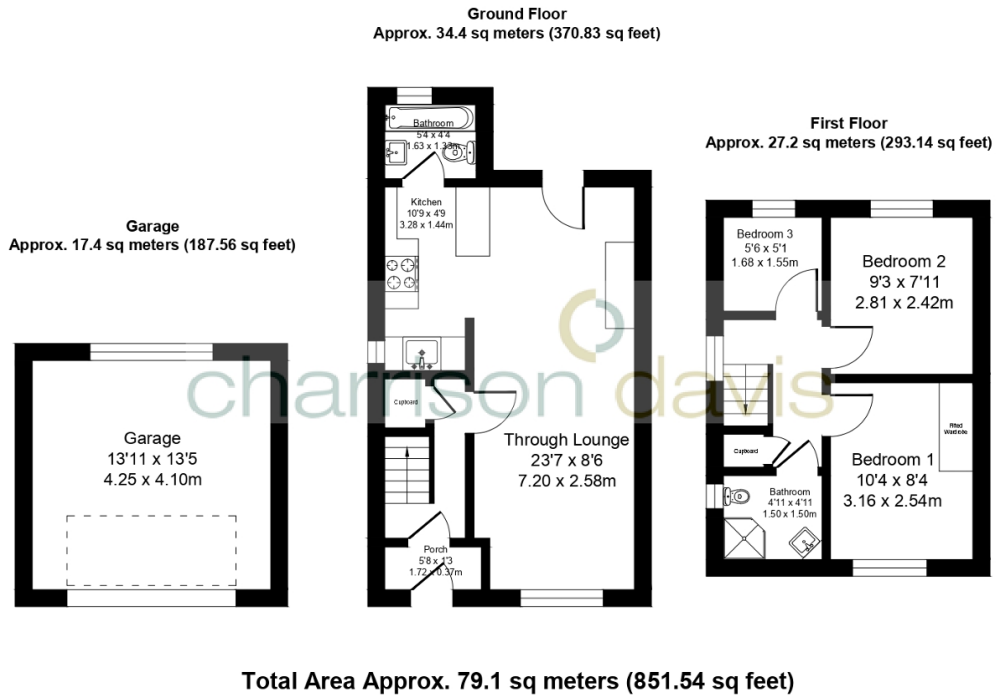
reverse view -

external - off street parking to the front, paved rear garden



with brick built concrete shed, external tap & side gated pedestrian access





Energy Efficiency and Environmental Impact

