



- 3 DOUBLE BEDROOMS.
- NO ONWARD CHAIN.

**ENTRANCE**  
Via private wooden panelled front door. Secure cupboard housing modern 2 year old IDEAL combi boiler.

**ENTRANCE HALL**  
Laminate flooring with carpeted stairs to first floor.

**LOUNGE/DINER 22'1" X 13'4" (6.73m X 4.06m)**  
UPVC double glazed window. Laminate flooring. Wall mounted radiator. Telephone point, Television point. Intercom system, Door to kitchen. Door to landing.

**KITCHEN 9'2" X 9'3" (2.79m X 2.82m)**  
UPVC double glazed window. Laminate flooring. Wall mounted radiator. Range of eye level and base storage units with real wood work surfaces. Stainless steel sink unit with one and a half bowl and mixer tap over, built in electric hob and oven. Built in washing machine and dishwasher. Part tiled walls. Integrated fridge/freezer.

**LANDING**  
Laminate flooring. Doors to bedrooms and bathroom. Storage cupboard.

**BEDROOM ONE 12'3" X 12'9" (3.73m X 3.89m)**  
UPVC double glazed window. Wall mounted radiator. Carpet flooring. Built in cupboard. Telephone point.

**BEDROOM TWO 13'9" X 9'2" (4.19m X 2.79m)**  
UPVC double glazed window. Wall mounted radiator. Carpet flooring. Built in cupboard. Telephone point.

**BEDROOM THREE 12'2" X 6'9" (3.71m X 2.06m)**  
UPVC double glazed window. Wall mounted radiator. Carpet flooring,

**BATHROOM**  
UPVC double glazed window. Tiled flooring. Heated chrome towel rail. Suite including panelled bath, tiled shower cubicle, vanity wash hand basin with mixer tap over and low level W.C. Extractor fan. Part tiled walls.

**OUTSIDE**

**FRONT OF PROPERTY**  
Communal and permit parking. Communal gardens mainly laid to lawn with beds & borders.

**EN BLOC GARAGE**  
En bloc single garage with up and over doors,

**TENURE**  
Leasehold

**DATE OF PARTICULARS 6.6.18**

- DEAN CLOSE SCHOOL.
- GCHQ.

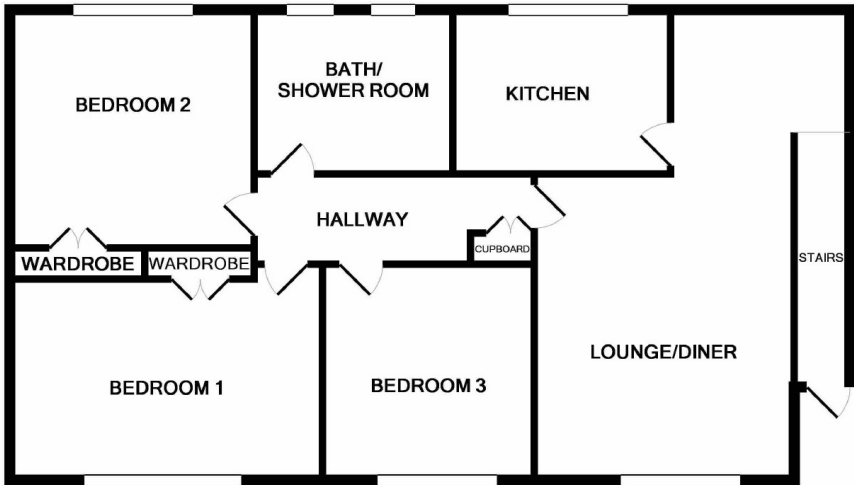
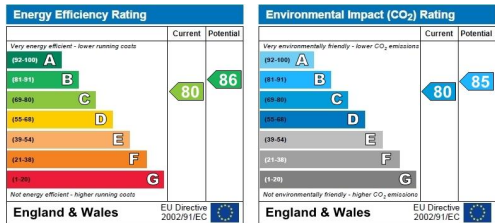
DRAFT PARTICULARS TO BE VERIFIED BY VENDOR.

**AGENTS NOTE - SHOULD YOUR OFFER BE ACCEPTED**  
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

**DIRECTIONS**

- DOUBLE GLAZING.
- LONG LEASE.

Head southeast on Bath St toward A46. Turn right onto Oriel Rd/A46. Turn left onto Vittoria Walk. Turn right onto Montpellier Parade. Turn right onto Montpellier Terrace. At the roundabout, take the 2nd exit onto Lansdown Rd. Slight right onto Lansdown Rd/A40. Turn right onto Christ Church Rd. Turn left onto Queen's Rd. Turn left onto Glencairn Park Rd. Turn right onto Glencairn Ct. Destination will be on the right.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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