





15 Beech Road, CF5 3TX

Virtual Tour: <https://bit.ly/>

£230000.00

#### Hallway

The bright carpeted hallway features a UPVC front door with textured glass and lattice detailing in addition to a floor to ceiling window beside it. Stairs lead to the landing whilst the hallway offers access to both lounges, the utility room and the kitchen. It also benefits from a radiator.

#### Lounge 1

This carpeted lounge offers a large window overlooking the front elevation. It also benefits from a fireplace with tiled mantle/hearth as well as a ceiling light point and radiator. Door leads to the hallway.

#### Lounge 2

This carpeted lounge has a large window overlooking the garden. It also featured a fireplace, mantle and hearth in addition to a radiator and ceiling light point. Door leads to the hallway.

#### Kitchen

The kitchen offers upper and lower cabinetry and ample counter space with power point access. It also features an over-mounted stainless steel sink with draining board. The room is bright, benefiting from a window above the sink in addition to a UPVC/textured glass door to the garden. The kitchen also houses the boiler, a radiator and has space for a hob/oven. Interior door leads to the hallway.

#### Utility

The utility room is spacious, offering space for a fridge. The room is accessible from the front of the property as well as the hallway.

#### Landing

Carpeted landing offers access to the W/C, bathroom, bedrooms and attic. Benefits from a ceiling light point.

#### Bathroom

Partially tiled bathroom features bath and pedestal sink. It benefits from a radiator and a UPVC window with textured glass and has a door leading to the landing.

#### W/C

The house features a separate W/C from the bathroom, featuring a toilet and textured glass window, with a door leading to the landing.

#### Main Bedroom

Featuring a large window, the main bedroom is carpeted and has a radiator as well as ceiling light point. The room also offers power point access. Door leads to landing.

#### Bedroom 2

Bedroom 2 is carpeted and features a large window, radiator, ceiling light point and offers power point access. Door leads to landing.

#### Bedroom 3

Bedroom 3 is carpeted and features a window, radiator, ceiling light point and power point access. Door leads to landing.

#### Outside

Mainly laid to lawn with patio with beds and borders planted with a variety of shrubs.





Well presented 3 bedroom family home with garden and driveway.

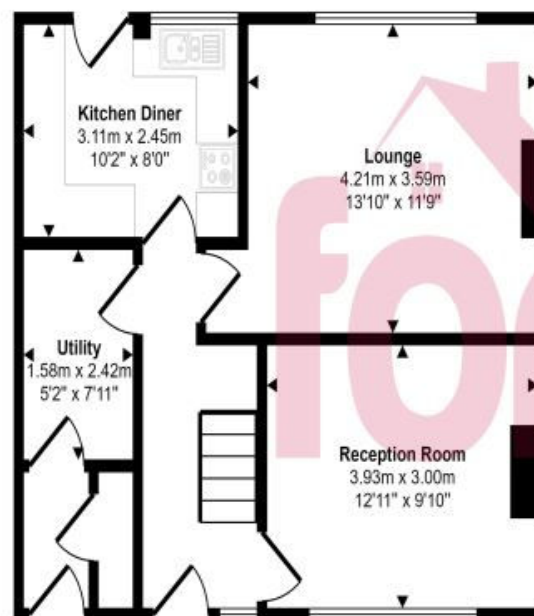
Well presented 3 bedroom terrace home featuring a garden and driveway. The house comprises of 2 lounges, a kitchen, utility room, 3 bedrooms a bathroom and a w/c. The house does require some modernisation however, it would make a lovely family home for years to come.



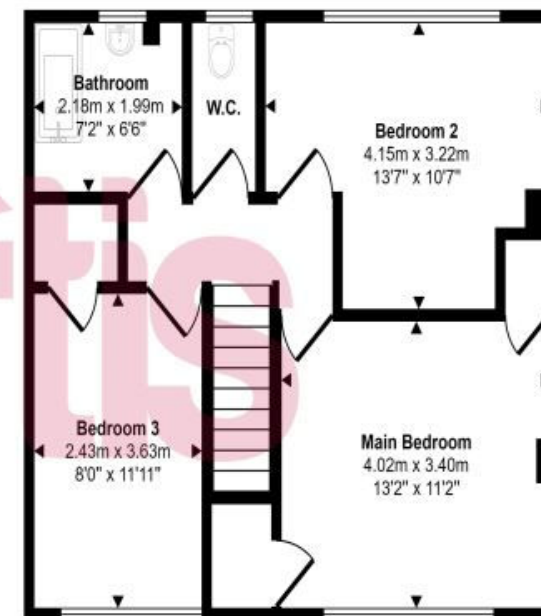
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx Gross Internal Area  
102 sq m / 1102 sq ft



Ground Floor  
Approx 51 sq m / 545 sq ft



First Floor  
Approx 52 sq m / 557 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Freehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact. Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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