



**For Sale**

**26 Claydon Avenue, Barton Seagrave**

**Guide Price £290,000**

 **3**

 **2**

**Joining the market with no forward chain is this very well presented three bedroom semi detached family home.**

This property is located in a highly desirable area. It is close to some great local primary and secondary schools and just a short walk to the local amenities. Upon entering this property you step into a good size hallway there is an understairs storage cupboard and the guest cloakroom also leads off from this space. In the kitchen/family room there are plenty of low level and wall mounted kitchen cabinets and most of the kitchen appliances are integral. There are double doors leading onto the patio section of the garden. In the sitting room there is dual aspect light entering the space, with another set of doors leading onto the garden. On the first floor you are greeted with a large landing area. You can access the loft space which has been boarded and has a ladder and a light fitted. You will find three good size bedrooms, the master bedroom comes complete with its own ensuite bathroom. There is a well appointed family bathroom on this level too. Outside the property there is driveway parking for at least two vehicles. To the rear is a well manicured and relatively private garden that has a large garden shed. Please contact MIRANDA your local agent for more information.

**Miranda Menzies**

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Property and Services information.

Mobile Coverage: 4G coverage is available in the area - please check with the provider.

Broadband Availability: Ultrafast broadband (FTTC) is available in this area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom->



**The Property Experts UK**

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**Ground Floor**  
Floor area 37.8 sq.m. (407 sq.ft.)



**First Floor**  
Floor area 37.8 sq.m. (407 sq.ft.)

Total floor area: 75.6 sq.m. (814 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

- EPC B.
- Chain free.
- In a popular area.
- Well presented.
- Driveway parking.
- Open plan kitchen/dining room.
- Ensuite bathroom to the master bedroom.
- Guest cloakroom.
- Well manicured rear garden.
- Close to great schools.

