





# Adams Road Locksbridge Park

Ashwells are pleased to offer this lovely three bedroom family home located on the new Locksbridge Park development. The property benefits from a generous size garden, en-suite to master bedroom, downstairs cloakroom, kitchen/breakfast room, ample parking, integrated appliances, presented on good order throughout and comes to the market with no onward chain.

THREE BEDROOMS  
GENEROUS GARDEN  
AMPLE PARKING  
DOWNSTAIRS CLOAKROOM  
BUILT IN APPLIANCES  
EN-SUITE  
WELL PRESENTED  
NO CHAIN



## ENTRANCE

## HALLWAY

Tiled flooring, radiator, cupboard ideal for storage of footwear and outdoor garments and stairs to first floor.

## DOWNSTAIRS CLOAKROOM

Low level wc, corner hand basin with mixer tap, radiator, tiled flooring and extractor fan.

## KITCHEN/BREAKFAST ROOM

A range of eye and base level units with worktop over, one and a half bowl stainless steel sink unit with mixer tap and drainer, built in washer/dryer, built in oven with gas hob and extractor over, built in dishwasher, built in fridge/freezer, inset ceiling lights, tiled flooring, window to front aspect, radiator and ample room for table and chairs.

## LIVING/DINING ROOM

A room flooded with natural light, radiator, large storage cupboard, French doors flanked by full length windows to rear aspect.

## FIRST FLOOR

## LANDING

Access to loft, storage cupboard and radiator.

## BEDROOM ONE

Window to rear aspect, built in wardrobes and radiator.

## EN-SUITE

Fully tiled shower cubicle, hand basin with mixer tap, low level wc, radiator, tiled flooring and extractor fan.

## BEDROOM TWO

Window to front aspect and radiator.

## BEDROOM THREE

Window to rear aspect and radiator.

## FAMILY BATHROOM

Suite comprising panelled bath with mixer tap and shower attachment, low level wc, hand basin with mixer tap, radiator, tiled flooring, obscure glass window to front aspect and extractor fan.

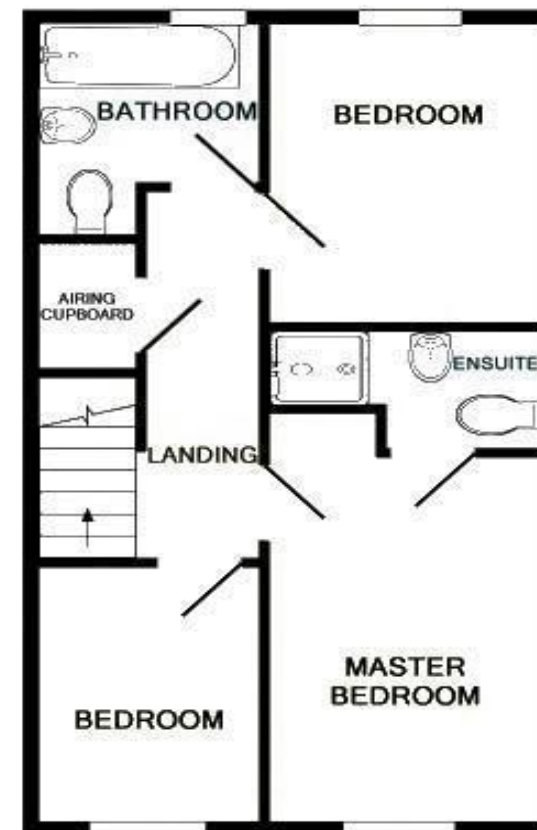
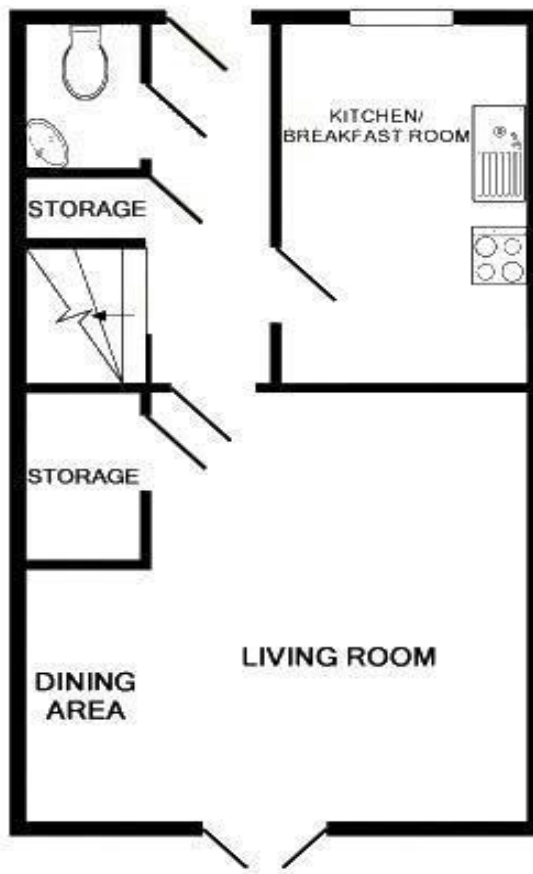
## OUTSIDE

To the front of the property there is a small low maintenance area with path to front door, ample parking for vehicles with a pergola feature above and gate to rear garden. the rear garden is larger than the average and has an area of lawn with a decking area and patio area ideal for al fresco dining.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 96        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 83                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         | 98        |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  | 86                      |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       |                         |           |
|   | EU Directive 2002/91/EC |           |



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These details are intended to give a fair description of the property but the accuracy cannot be guaranteed or relied on for any purpose whatsoever. The agent will not be liable for any claim made in respect of this property. Any buyer must satisfy themselves by inspection as to the accuracy. References to the Tenure of the property are based on information supplied by the vendor. We advise buyers to arrange for a qualified person to check all appliances/services before legal commitment.

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