



80 Bradshaws AL10 9QP
£400,000



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1



2

Extended three bedroom, two reception room family home, offering great access to major road links, shops, parkland and numerous schools.

The property is offered chain free and briefly comprises of entrance hall, lounge, separate dining room with doors to garden, kitchen/breakfast room with integrated appliances, ground floor wc, three first floor bedrooms and family bathroom. The house is double glazed and has gas radiator central heating.

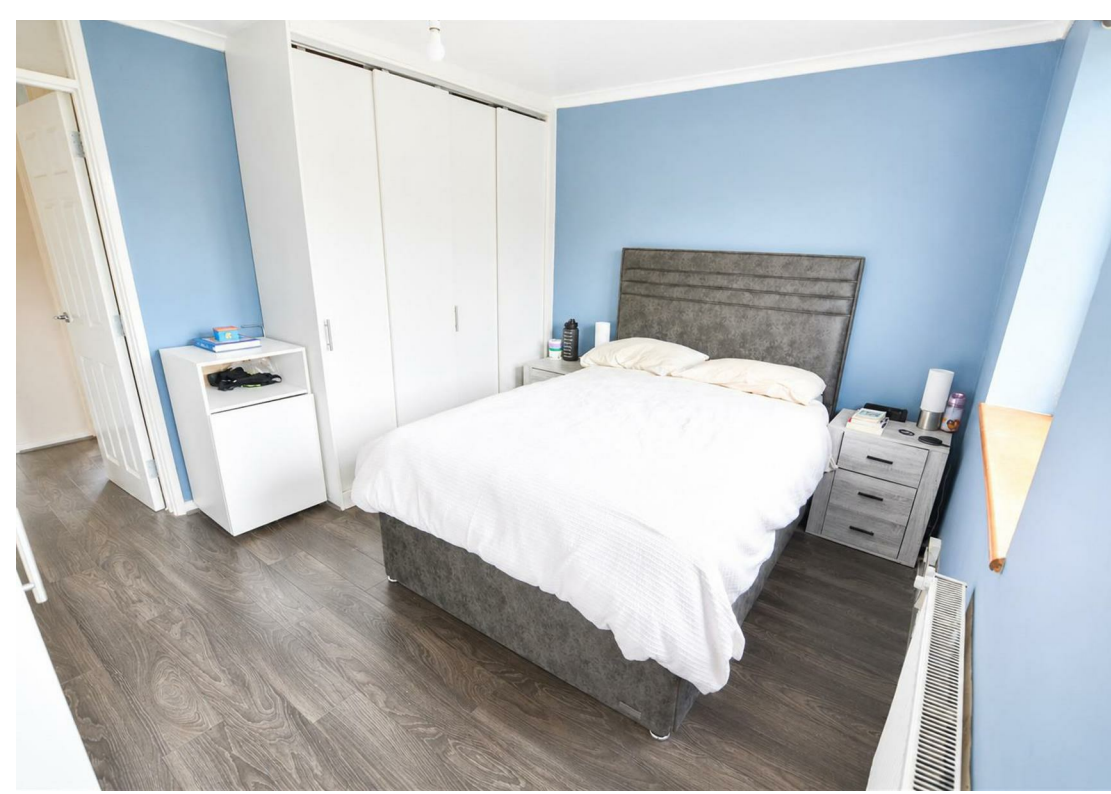
The front benefits from a private driveway, to the rear there is a private, well established southerly facing rear garden.

Please call our team on 01707 270777 for further information or to book your viewing.











Entrance Hall
Double glazed windows and door to front, tiled flooring, storage cupboards, radiator, doors to:

Private Driveway
Paved and providing private off street parking for a couple vehicles

Rear Garden

Living Room
19'5" x 10'0"
Double glazed window to front, two storage cupboards, wood effect flooring, feature fireplace, radiator, french doors to:

Kitchen/Breakfast Room
17'8" x 5'10"
Fitted with a range of wall and base units, complimentary work surfaces and splash backs, inset stainless steel sink/drainage with mixer tap, space for cooker with gas hob and oven under and extractor over, built in dishwasher and washing machine, space for fridge/freezer, tiled flooring, double glazed window and door leading to the rear garden.

Dining Room
12'11" x 10'0"
Double Glazed windows to side and rear, french doors opening to patio, wood effect flooring, radiator

Downstairs wc
Complimentary wall and floor tiling, dual flush wc, vanity wash hand basin with cupboard under.

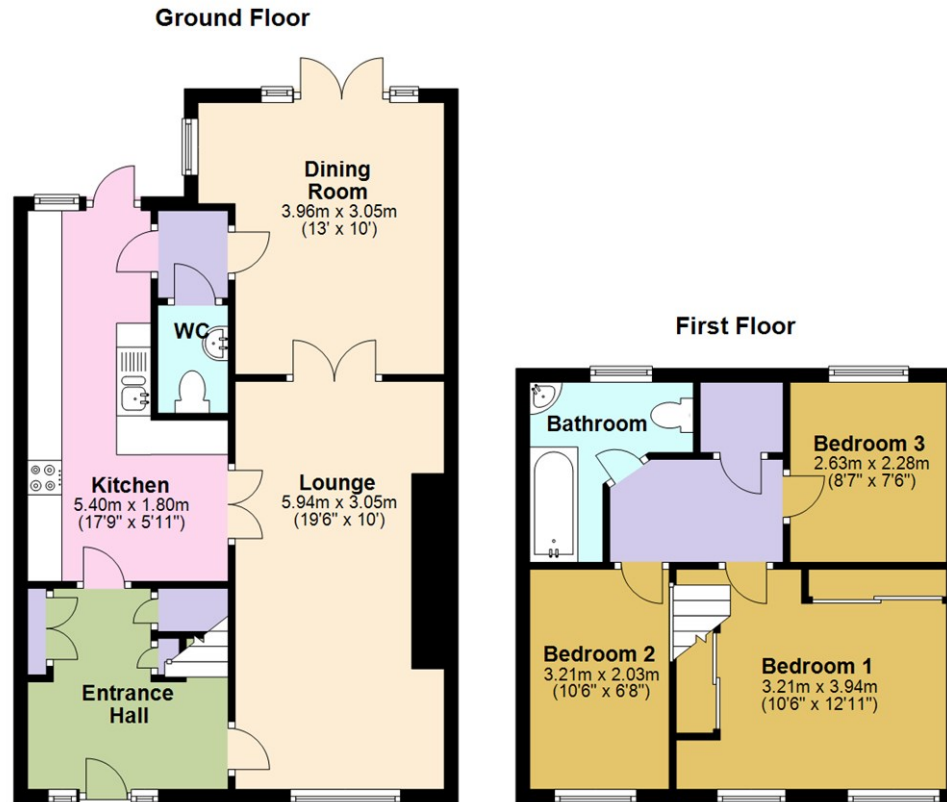
Landing
Storage cupboard housing boiler, doors to:

Bedroom One
10'6" x 12'11"
Double glazed windows to front, built in wardrobes, radiator, wood effect flooring

Bedroom Two
10'6" x 9'11"
Double glazed window to front, radiator, wood effect flooring

Bedroom Three
8'7" x 7'5"
Double glazed window to rear, radiator, wood effect flooring

Family Bathroom
Double glazed frosted window to rear, complimentary wall and floor tiling, panel enclosed bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap and cabinet over, towel rail, dual flush wc, inset spotlights.



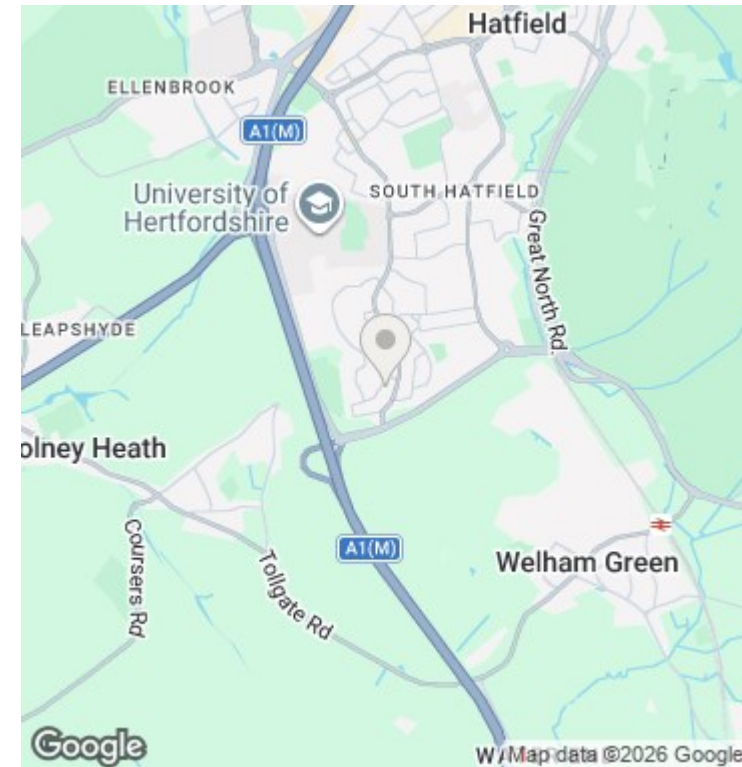
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.

3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.

4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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