



Ailsa Close, Broadfield

In Excess of £350,000

**MANSELL
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- Located within a popular close within Broadfield
- End of terraced house
- Driveway parking and single garage
- Open plan triple aspect living/dining room
- Three generous bedrooms
- Large front garden and secluded rear garden
- In need of modernisation
- NO ONWARD CHAIN
- Council Tax Band 'C' & EPC 'D'

A great opportunity to purchase a spacious three bedroom family home, located within this popular close in Broadfield. The home requires modernisation and benefits from a downstairs cloakroom, driveway parking and a single garage. Offered with NO ONWARD CHAIN.

Entry into the home is via an enclosed inner lobby area with a useful storage cupboard for shoes and coats and access to the integral garage with electric roller door to front, power and light.

An internal door leads through to the hallway with stairs to the first floor, an abundance of further storage by way of three deep cupboards and access to a downstairs cloakroom. On your left is the triple aspect, open plan living/dining room with windows to front and side and sliding patio doors to the rear garden. This area can comfortably hold plenty of living room furniture and a six person dining table and chairs. The area could also be separated into two rooms or opened up entirely with the kitchen to create a fully open plan experience.





The kitchen overlooks the rear garden and runs adjacent to the dining area and is fitted with a range of wall and base units with space for free standing white goods. In addition, the kitchen also houses the wall mounted boiler.

Heading upstairs, the first floor landing offers access to all three bedrooms, family bathroom, loft and airing cupboard.

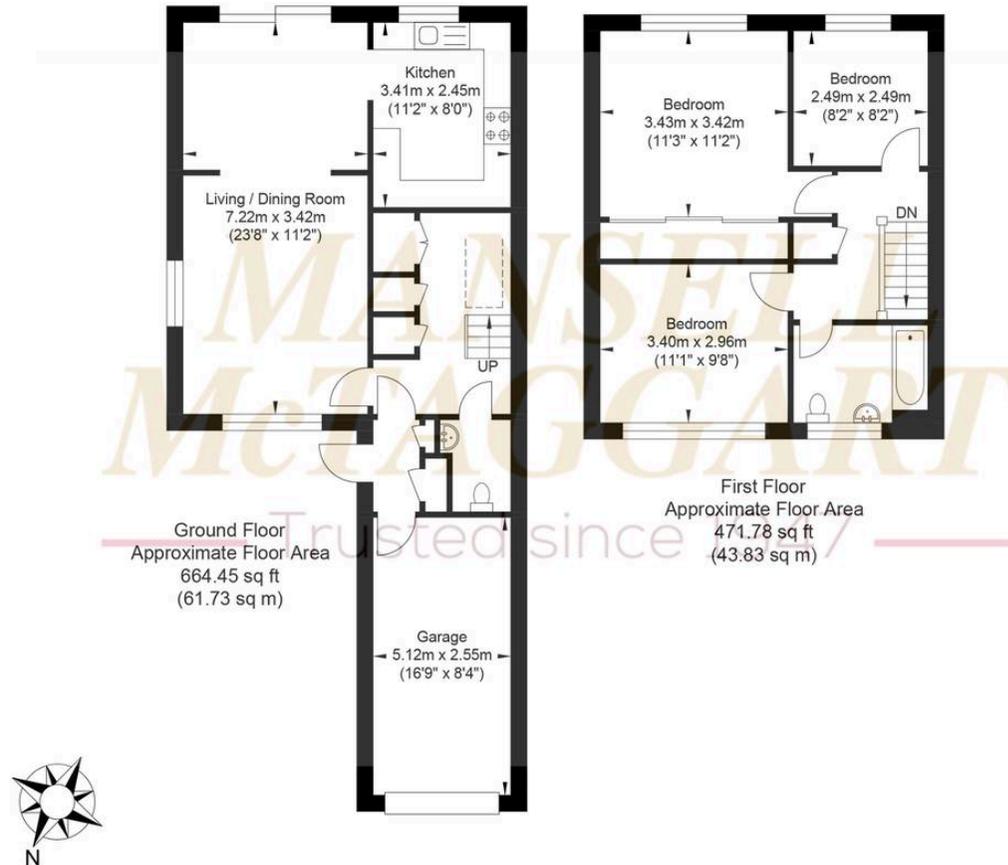
Bedroom one faces the rear and comes equipped with a wall of fitted wardrobes, whilst bedroom two, another double room, overlooks the front aspect. Bedroom three is a large single room overlooking the rear.

Finally, the family bathroom comprises of a panelled bath, pedestal wash hand basin, WC and opaque window to front.

Outside, the property comes with a larger than average front garden benefitting from its position on the corner of the close and comes with the scope to create further off road parking or potential extension STPP. Currently, there is a driveway parking for a couple of vehicles, as well as the single garage. Gated rear access leads to the secluded low maintenance rear garden, which is laid to patio with walled and fenced boundaries to all sides.



Ailsa Close



Approximate Gross Internal Area (Including Garage) = 105.56 sq m / 1136.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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