

Reduced £259,950 Canberra Crescent, Meir Park, ST3



- Detached house
- Corner plot
- Three bedrooms
- Three reception rooms
- Ground floor WC
- Gas central heating
- uPVC double glazing
- Driveway
- No upward chain!

A very generously proportioned three bed family residence located on the popular Meir Park Estate. Situated on a corner plot having gardens to the front, side and rear. The property benefits from three good reception rooms, three bedrooms and GF WC. There is a driveway providing parking that leads to a detached garage. Also features gas central heating and double glazing. A wonderful home to suit your growing family with lots of further potential! No upward chain!

82 Canberra Crescent, Meir Park, ST3 7RA

HALLWAY

Fitted carpet, uPVC door central heating radiator, under stairs store.

GROUND FLOOR WC

Low level WC, wash hand basin, tiling to walls, vinyl flooring, uPVC double glazing.

LOUNGE

15'10" x 11'0" (4.83m x 3.35m)

Fitted carpet, two central heating radiators, uPVC double glazing.

DINING ROOM

8'4" max x 7'11" (2.54m x 2.41m)

Fitted carpet, uPVC double glazing, central heating radiator.

KITCHEN

12'1" x 7'0" (3.68m x 2.13m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Plumbing for washing machine, integrated four ring electric hob with electric oven and extractor. Vinyl flooring, uPVC double glazing, pantry.

2ND RECEPTION ROOM

28'10" x 7'8" (8.79m x 2.34m)

A very versatile room featuring: Fitted carpet, uPVC double glazing, two central heating radiators, uPVC patio doors to rear garden.

LANDING

Fitted carpet to stairs and landing, uPVC double glazing. Access to loft via retractable ladder. The loft is part boarded.

BEDROOM ONE

13'11" x 12'0" (4.24m x 3.66m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM TWO

9'5" + door opening x 7'2" (2.87m x 2.18m)

Fitted carpet, central heating radiator, uPVC double glazing, store.

BEDROOM THREE

9'5" x 8'5" (2.87m x 2.57m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted store housing gas central heating boiler.

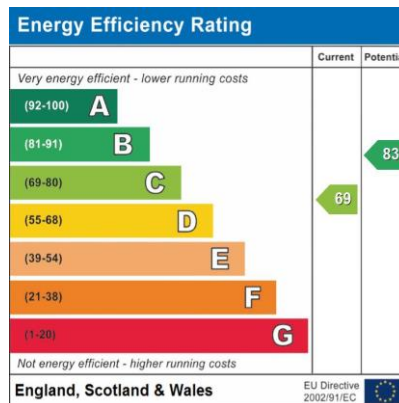
SHOWER ROOM/WC

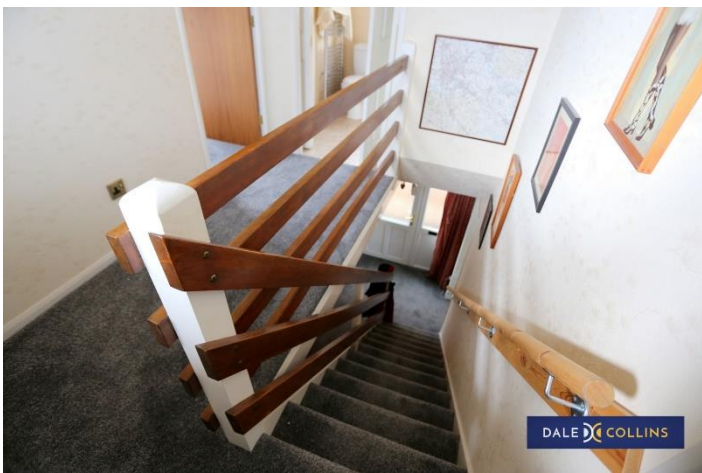
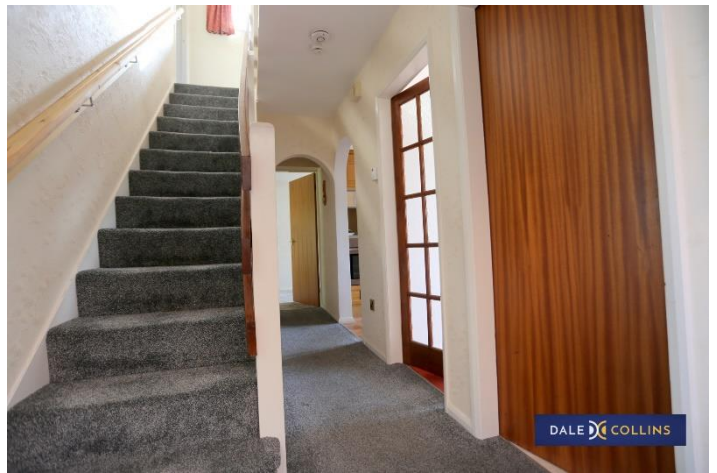
6'5" x 5'6" (1.96m x 1.68m)

Shower cubicle, low level WC, vanity wash hand basin, uPVC double glazing, uPVC double glazing, central heating towel radiator, vinyl flooring.

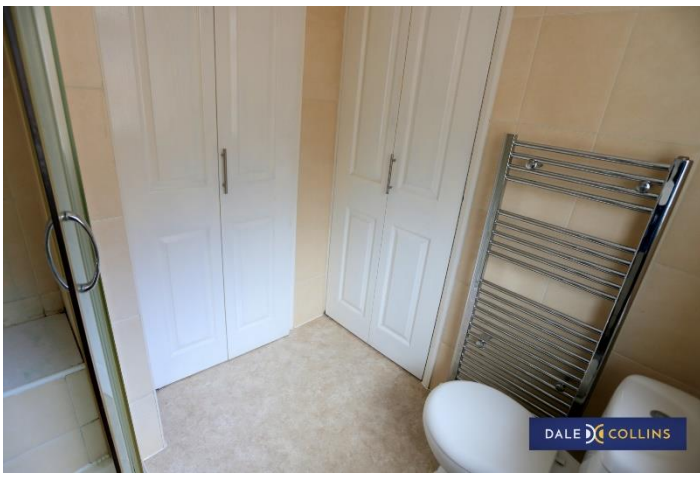
EXTERNALLY

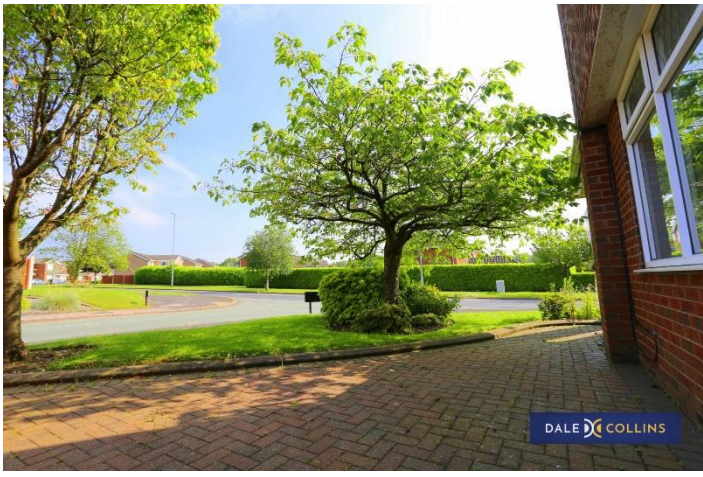
Situated on a good sized corner plot. The front lawned garden is adjoined by a driveway leading to a detached garage. The garage has electric door and power and lighting. Enclosed rear garden featuring lawn, gravelled area, external cold water tap, external power socket.





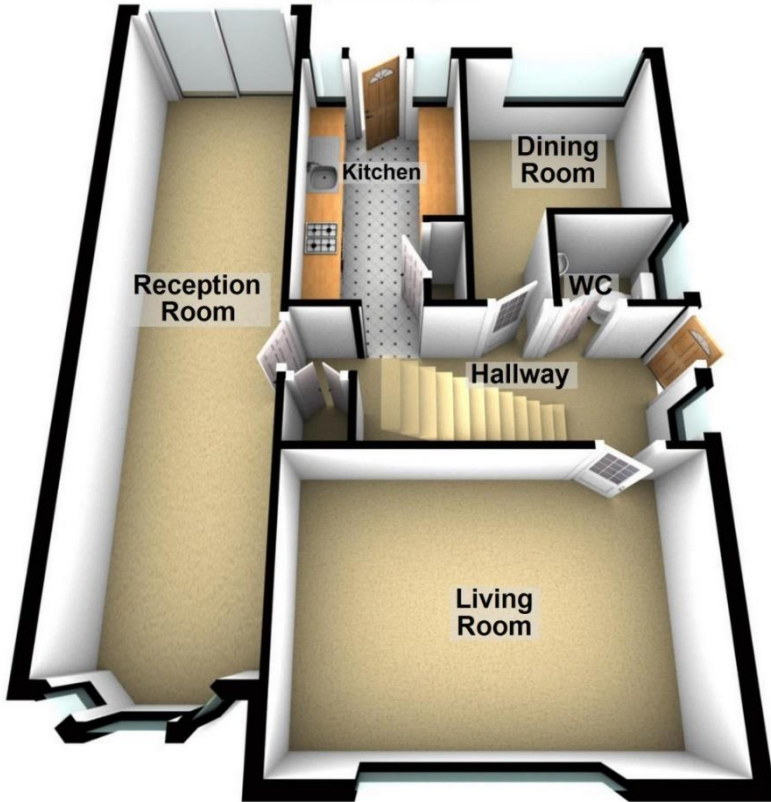






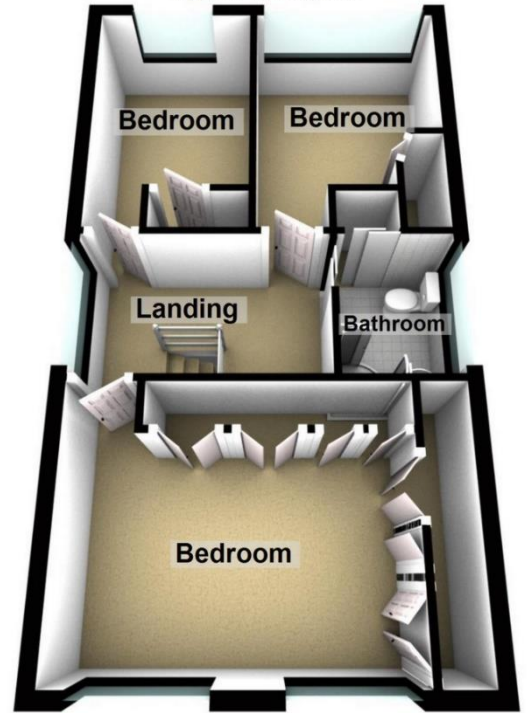
Ground Floor

Approx. 699.0 sq. feet



First Floor

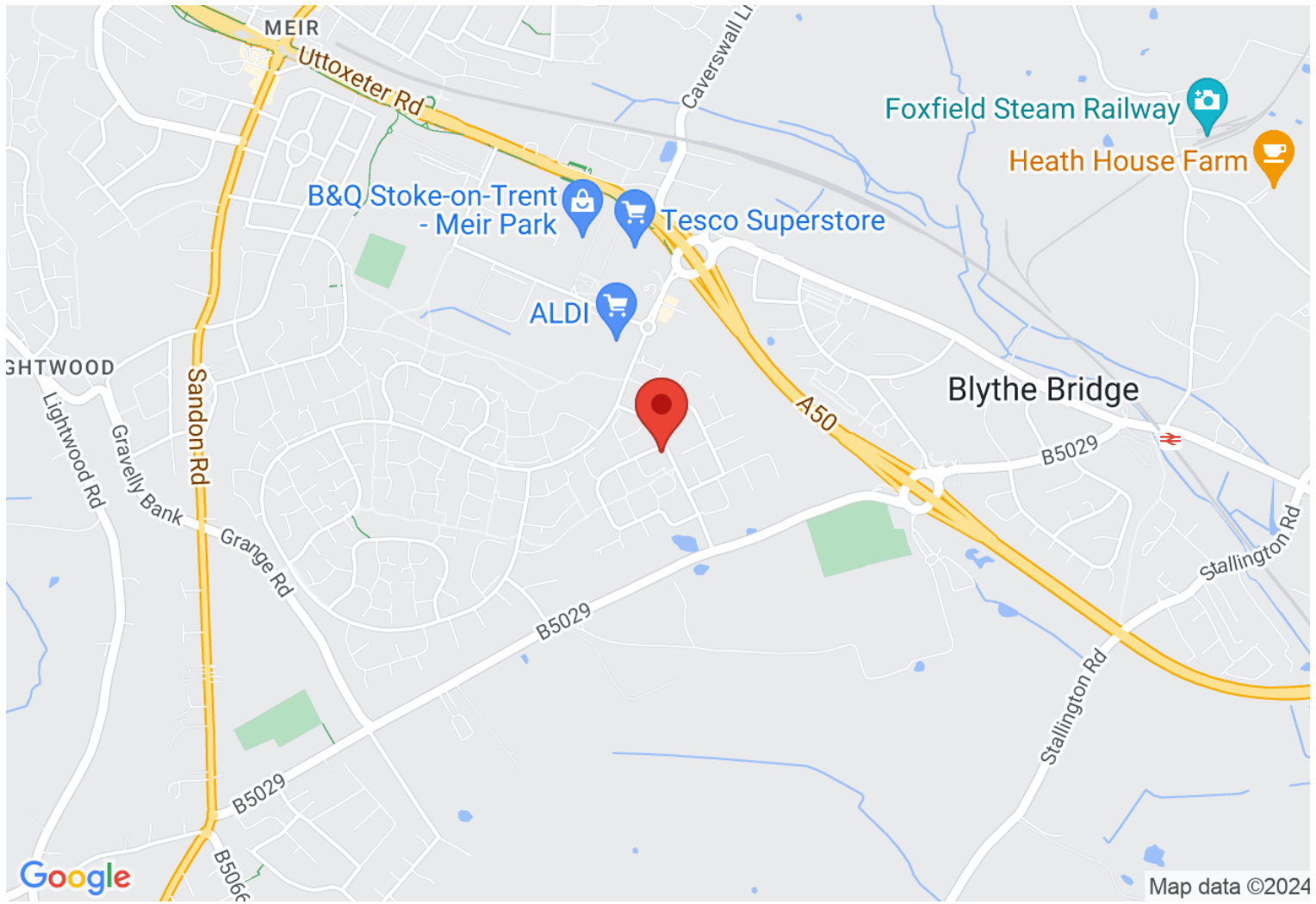
Approx. 465.3 sq. feet



Total area: approx. 1164.3 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Location: 82 Canberra Crescent, Meir Park, ST3 7RA



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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