

Falcon Road, ST3 7FU  
**£230,000**





Abode are pleased to present this beautifully maintained three-bedroom semi-detached property, ideally located in the highly desirable Meir Park. Offering excellent proximity to local schools, shops, and amenities, as well as easy access to major commuter routes, including the A50, this home is perfectly positioned for convenience.

This spacious property boasts a driveway with ample parking for multiple vehicles, a private enclosed rear garden, and an integral garage. The ground floor features an inviting entrance hallway, a WC, a dining room, a well-appointed kitchen, and a generous living room. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

An excellent choice for first-time buyers, families looking to upsize, or those seeking to downsize, this property offers versatility and comfort throughout. Early viewing is highly recommended!



## Entrance Hallway

Composite door leading in from the front, central heating radiator.

## WC

WC and wash hand basin with tiled splashback, tiled floor, central heating radiator, feature circular UPVC double glazed window to the front elevation.

## Dining Room

UPVC double glazed window to the front elevation, central heating radiator, feature multi fuel stove with glass hearth and tiled back, with storage for logs below the fire, stairs leading up to the first floor.

## Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a cooker (built in extractor above), washing machine and fridge freezer. UPVC double glazed window to the rear elevation, partially tiled walls, central heating radiator.

## Living Room

UPVC double glazed patio doors leading out into the garden, central heating radiator, electric feature fireplace with mantle and hearth.

## Landing

Loft access, airing cupboard.

## Master Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, spot lighting.

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.



## Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

## Bathroom

Modern white suite comprising:- WC, wash hand basin with tiled splashback, P shaped bath with shower over and curved glass shower screen. Partially tiled walls, towel radiator, UPVC double glazed window to the front elevation, extractor fan.







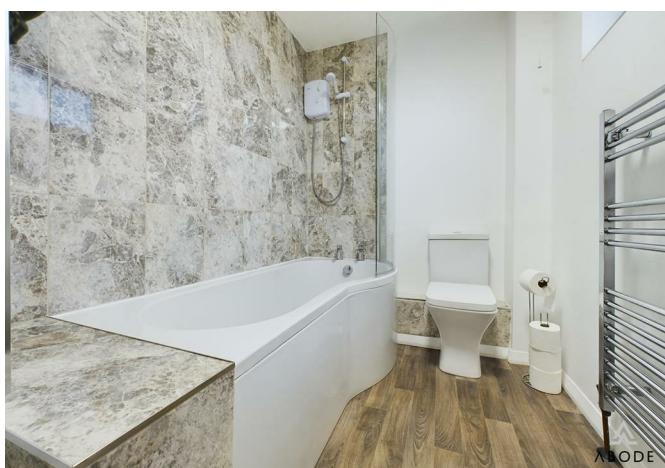
### Garage

Electric up and over door, power and lighting, ideal utility space.

### Outside

To the front of the property there is a driveway providing off road parking for numerous vehicles, with part being tarmacadam and the other being block paving, with access to the integral garage. The rear garden can be accessed by a side gate, leading to the enclosed garden mainly laid to lawn, with patio surrounding the property. Mature bushes to the borders.



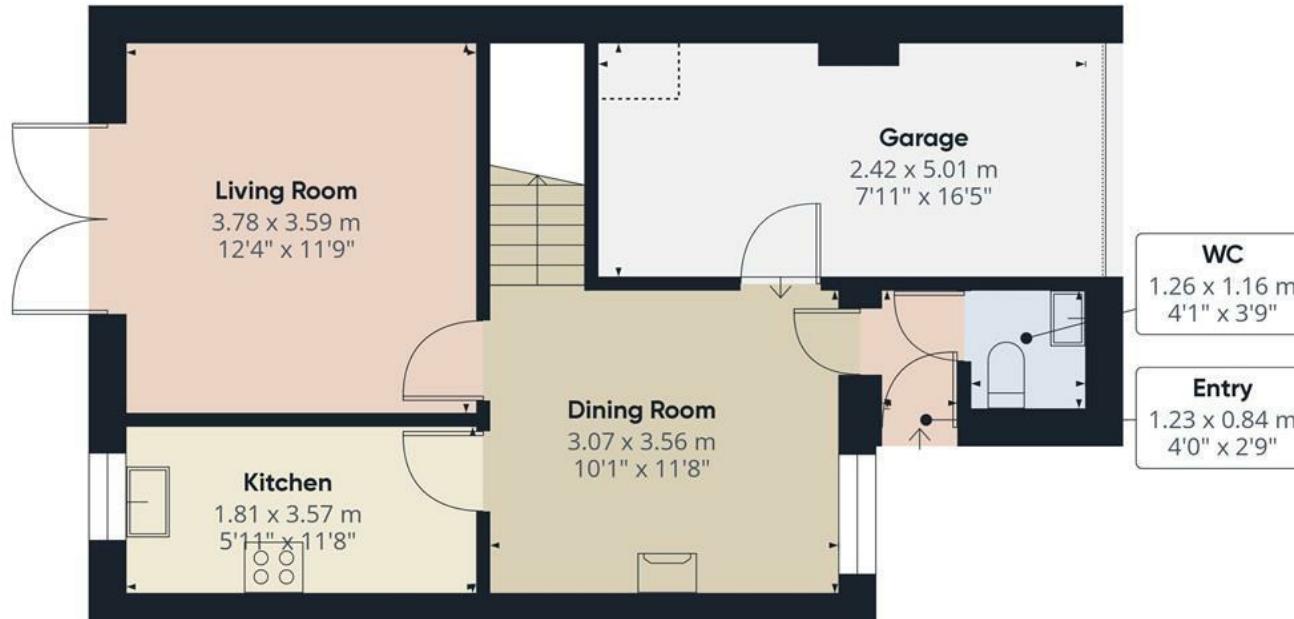




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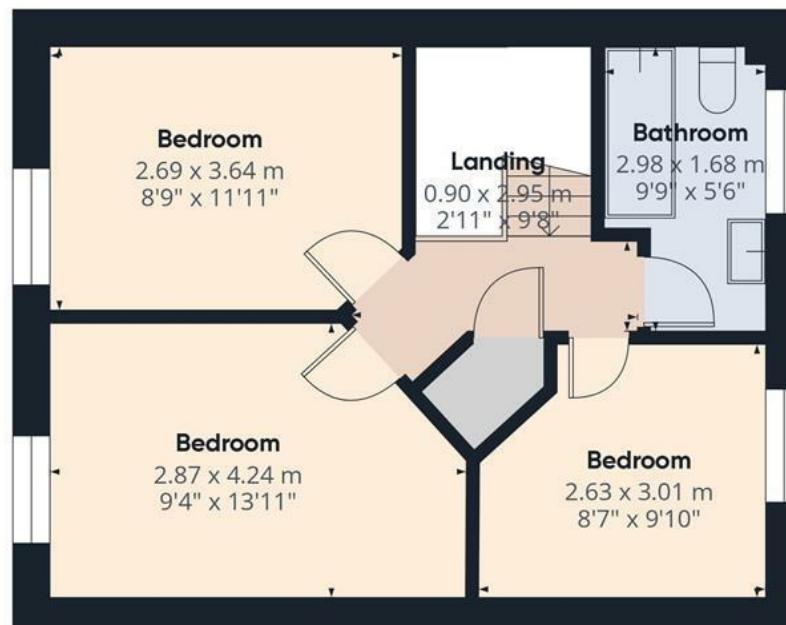
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Approximate total area<sup>(1)</sup>

85 m<sup>2</sup>  
914.94 ft<sup>2</sup>

Reduced headroom  
0.41 m<sup>2</sup>  
4.36 ft<sup>2</sup>



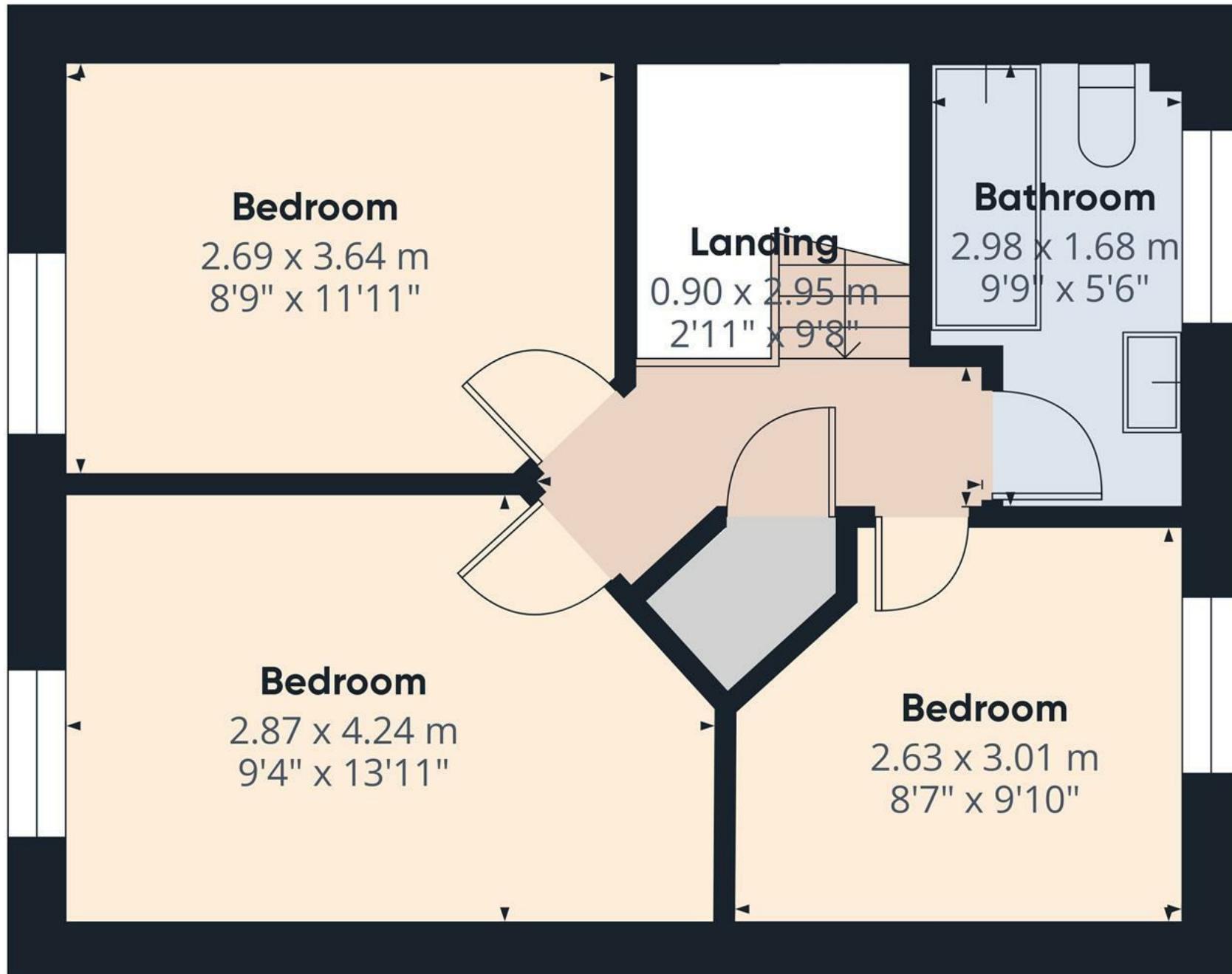
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

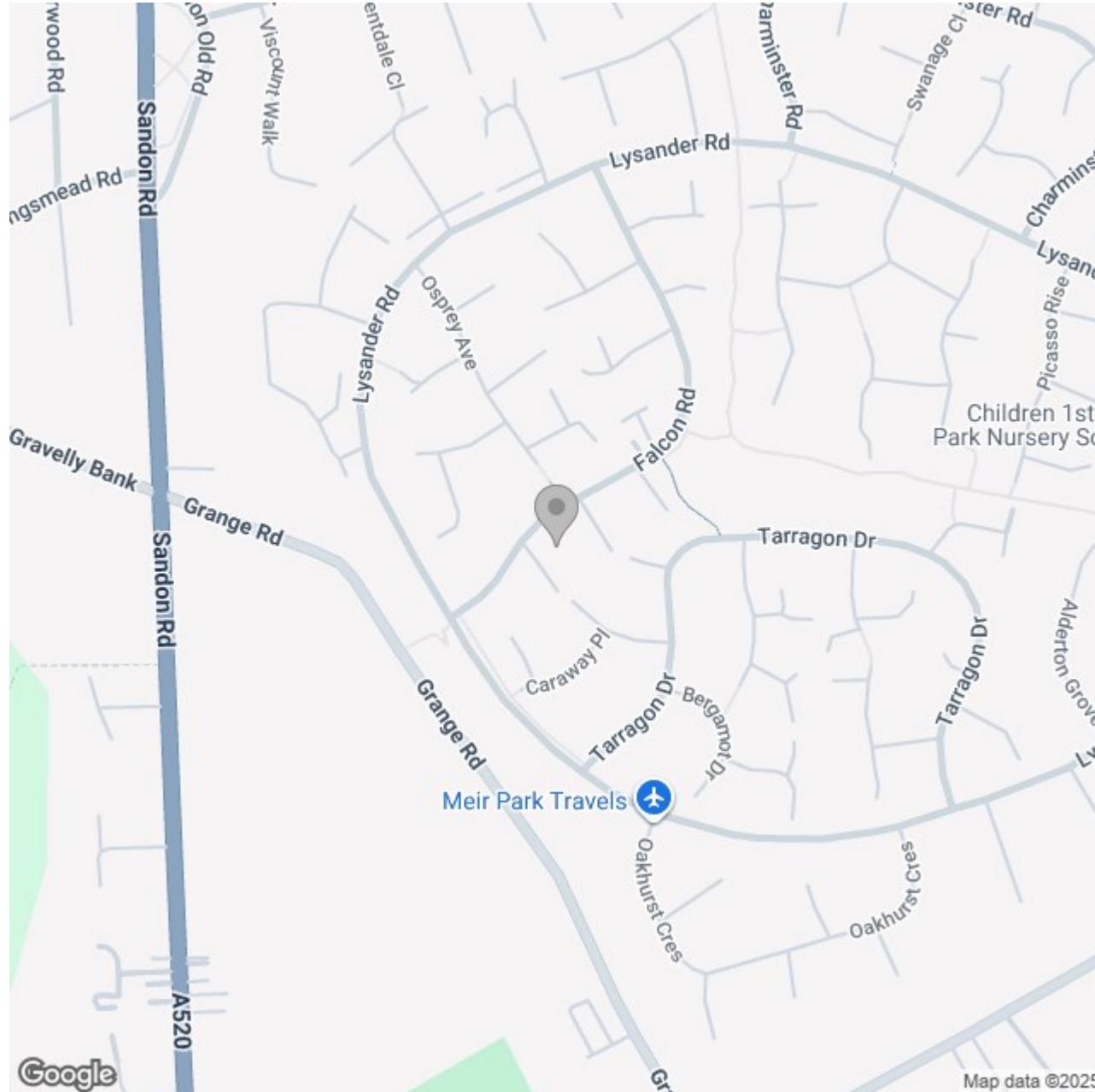
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(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	