





## **Wade Meadow Court**

Lings NN3 8NB Price £245,000

A fully refurbished three bedroom town house, situated in the popular location of Lings, offered to the market with great size living accommodation and off road parking.

The accommodation over three floors comprises entrance hall, re-fitted shower room, fitted kitchen/dining room, first floor landing, sitting room and double bedroom, second floor landing, two further double bedrooms and a further three-piece family bathroom. Externally there is an enclosed rear garden and off road parking to the front. Further benefits include a new gas boiler, gas radiator heating and double glazing. (A/1215/S)

- Refurbished three bedroom town house
- Separate re-fitted shower room and family bathroom
- Fitted kitchen/dining room
- · Gas radiator heating
- Enclosed rear garden
- Off road parking



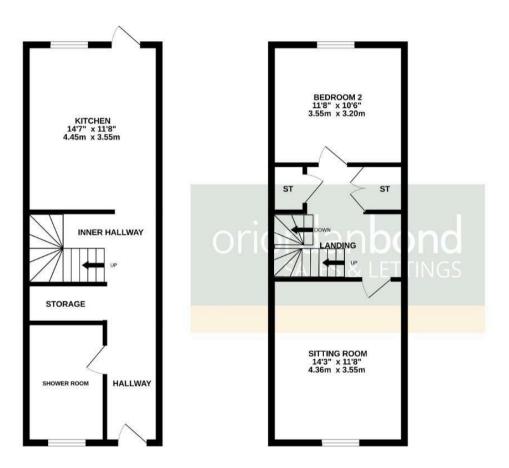


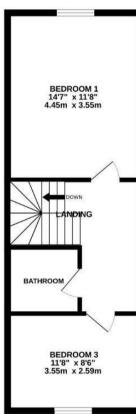






GROUND FLOOR 1ST FLOOR 2ND FLOOR





#### TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the flooppian contained here, measurements of doors undown, rooms and any other items are approximate and no responsibility is based not any consistion or mis-statemeent. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The spin is for illustrative purposes only and should be used as such by any prospective purchaser. The spin is for illustrative purposes only and should be used as such by any prospective purchaser. The spin is possibly or efficiency can be given.

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#### **Additional information**

- · Council Tax Band: A
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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