







GROUND FLOOR

# SITTING ROOM 149" x 12°C 4.51m x 3.66m LOBBY CUPBOARD KITCHEN 96" x 86" 2.88m x 2.59m DINING ROOM 119" x 12°C 4.51m x 3.66m LOBBY WC



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.

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# **Longueville Court**

Lumbertubs NN3 8HJ

PRICE £209,995

A modern three bedroom terraced property, situated in the popular Lumbertubs area, close to Weston Favell Shopping Centre and local schools.

The accommodation comprises entrance hall, sitting room, newly refitted kitchen open to dining room, cloakroom/WC, three first floor bedrooms and a family bathroom. Outside are gardens to the front and rear and nearby communal parking. Further benefits include uPVC double glazing and a newly installed gas combi boiler. (B/950/M)

### Additional information

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

# Viewing

Viewing strictly by appointment – details below

## **Disclaime**

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.

# O'Riordan Bond Weston Favell Sales 01604 784007

westonfavell@oriordanbond.co.uk



