









# Lark Rise

Woodfields NN3 8QT

PRICE £210,000

An improved modern two double bedroom terraced property with off road parking situated in the popular area of Woodfields. The property is in a quiet cul-de-sac and provides good access to local schools, amenities and Weston Favell Shopping Centre.

he accommodation comprises entrance hall, sitting room and a re-fitted kitchen/dining room, with utility. The first floor offers two double bedrooms and a modern family bathroom with separate WC. Outside is an enclosed rear garden and driveway to the front providing off road parking. Further benefits include gas radiator heating and uPVC double glazing. (B/850/M)

#### Additional information

- · Council Tax Band: B
- Energy Efficiency Rating: D

## 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.

# O'Riordan Bond Weston Favell Sales 01604 784007

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TOTAL FLOOR AREA: 850sq.ft. (79.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorigin commendation, managements of doors, windows, rooms and any other tenns are approximate and no responsibility is taken for any error, consistent or mis-statement. This pair is the flustrative proposes only and should be usef as such by any respective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.