



11 Codlin Close
Little Billing

oriordanbond
SALES & LETTINGS



11 Codlin Close

Little Billing NN3 9TG

£300,000

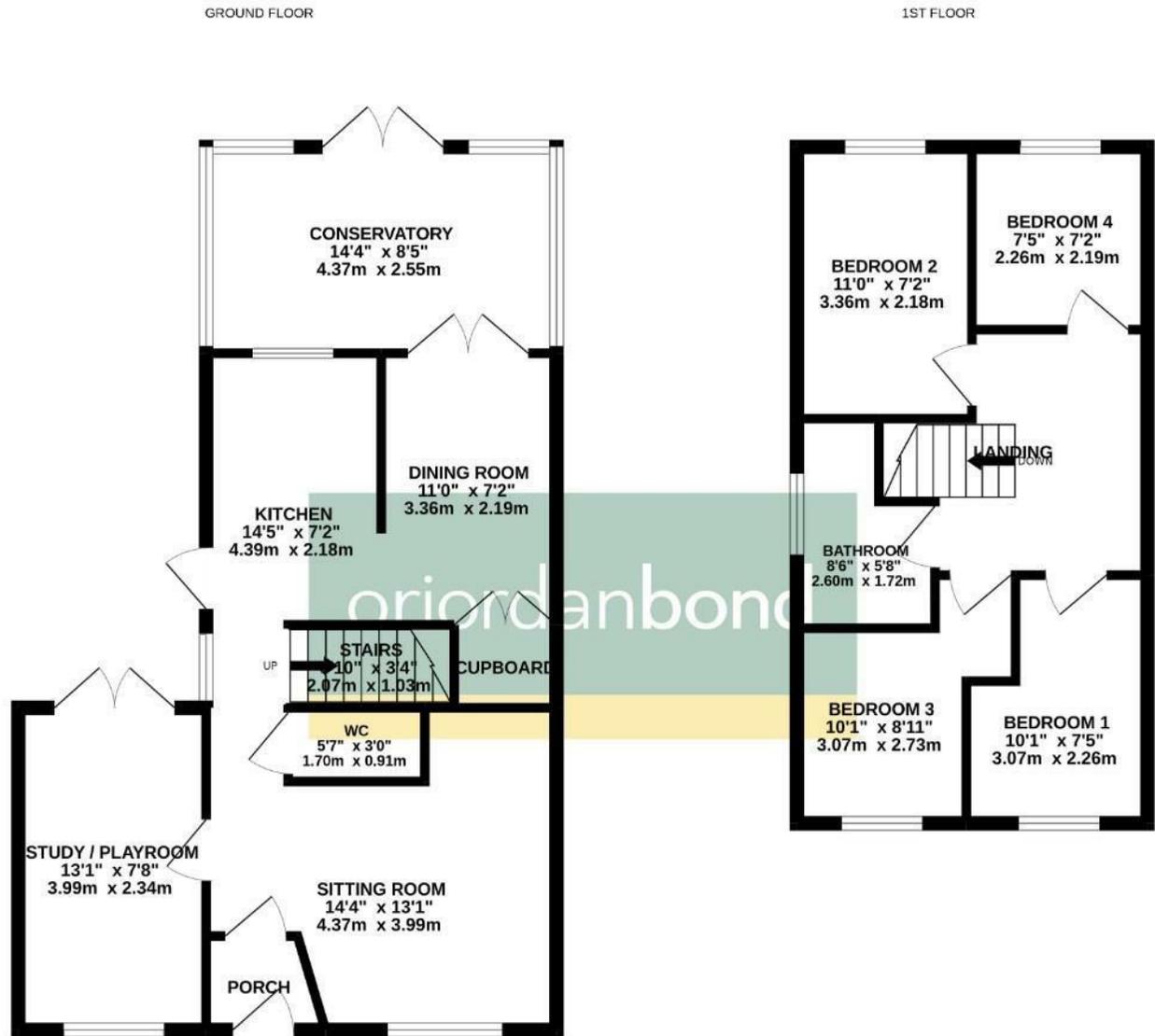
A four bedroom detached family home located in the popular area of Little Billing. There is potential to extend via the rear of the property (subject to planning permission.)

Accommodation comprises entrance porch, large sitting room with cloakroom/WC off, kitchen open to dining room, large conservatory and an office/playroom. To the first floor are four bedrooms and a re-fitted three-piece family bathroom. Outside is a private rear garden with lawn, patio and decking areas. To the front is a block paved driveway providing off road parking for several vehicles. Further benefits include uPVC double glazing and gas radiator heating. (B/1009/M)

- Four bedroom detached home
- Three reception rooms
- Conservatory
- Gas radiator heating
- Enclosed rear garden
- Ample off road parking



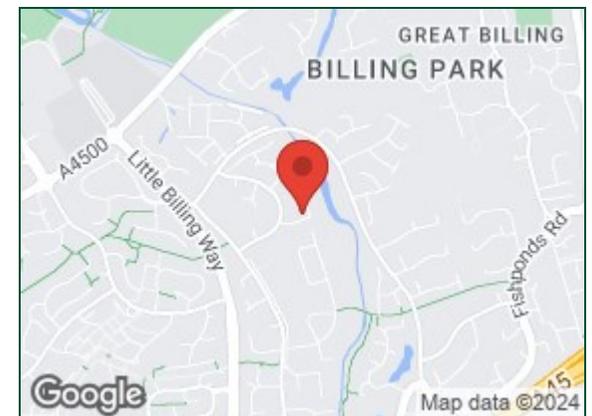




TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

- Council Tax Band: D
- 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.

O’Riordan Bond Weston Favell Sales

01604 784007

westonfavell@oriordanbond.co.uk

