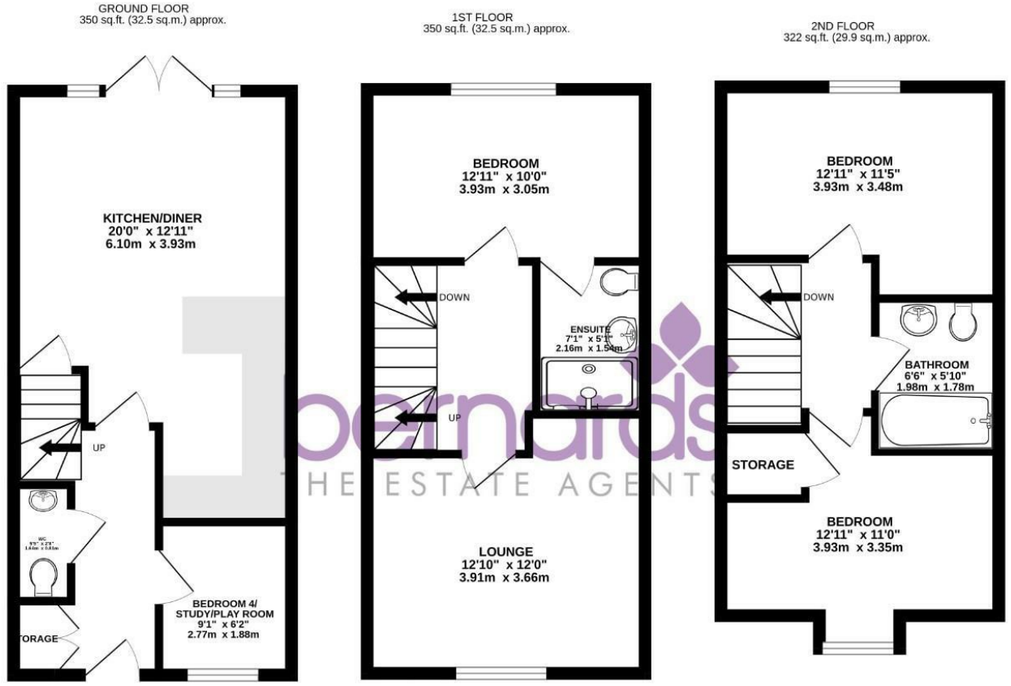


TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

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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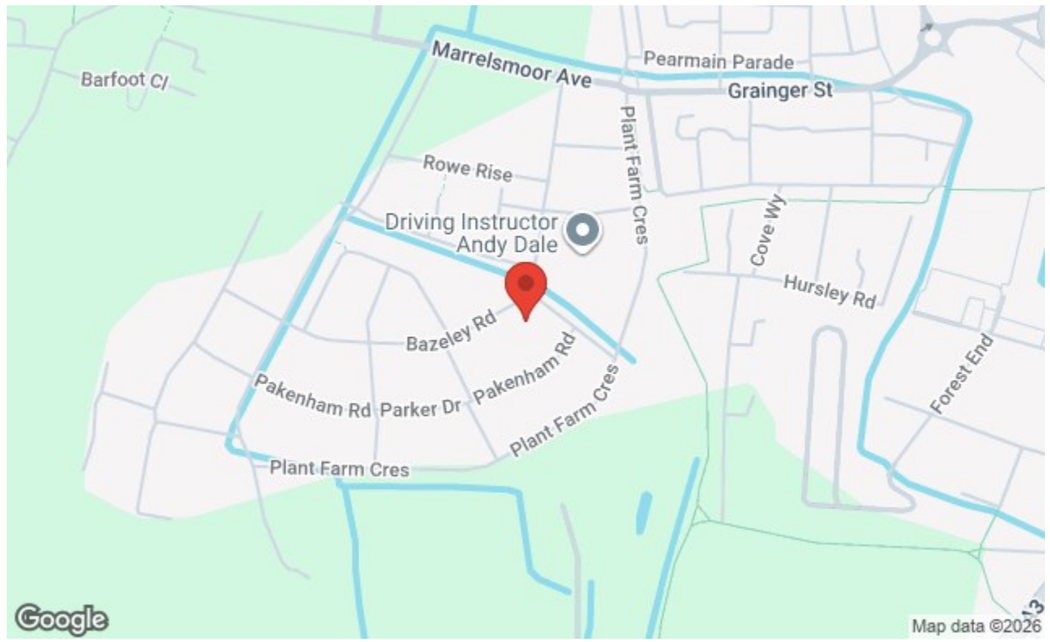


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## HIGHLIGHTS

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- THREE/FOUR BEDROOMS
- VERSATILE LAYOUT
- TWO RECEPTIONS
- OPEN PLAN KITCHEN
- NO FORWARD CHAIN
- ENSUITE TO MASTER
- TWO CAR DRIVEWAY
- NHBC WARRANTY
- A MUST VIEW

**FOUR BEDROOM TOWN HOUSE **

The flexible three-storey townhouse is ideal for families in need of extra space. Set back from the main road.

The heart of this home is your open-plan kitchen with dining and family areas. French doors open out onto a low maintenance garden which has an artificial lawn and a patio area, with outside lights and power.

Complementing the ground floor is a handy cloakroom. The ground floor also features a study)/play room or 4th bedroom

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# PROPERTY INFORMATION

**BEDROOM FOUR/STUDY/PLAYROOM**
6'2" x 9'1" (1.88m x 2.77m)

**KITCHEN/DINER**
12'11" x 20' (3.94m x 6.10m)

**W.C**
5'5" x 2'8" (1.65m x 0.81m)

**LOUNGE**
12'10" x 12' (3.91m x 3.66m)

**BEDROOM ONE**
12'11" x 10' (3.94m x 3.05m)

**ENSUITE**
7'11" x 5'1" (2.41m x 1.55m)

**BEDROOM TWO**
12'11" x 11'5" (3.94m x 3.48m)

**BEDROOM THREE**
12' x 11 into recess (3.66m x 3.35m into recess)

**BATHROOM**
5'10" x 6'6" (1.78m x 1.98m)

**ANTI-MONEY LAUNDERING (AML)**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**COUNCIL TAX BAND D**

**OFFER CHECK PROCEDURE -**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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**SOLICITOR**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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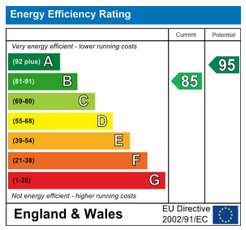


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