

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Planned		Current	Planned	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
92 (91-93) A		87		92 (91-93) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC		

We are pleased to welcome to the market this extremely well presented three bedroom mid terrace property located in Chaucer Avenue.

The property consists of a modern fitted kitchen to the front of the home and to the rear is a generous lounge diner featuring log burner and french doors opening onto the garden.

The first floor is comprised of three bedrooms and a separate w/c and shower room.

Externally the property benefits from side access and the rear garden is South facing, is well manicured and consists of a paved patio area, lawns and a walkway.

This property would be an ideal first time purchase for anyone looking to get their foot onto the ladder.

Local shops and transport links are a short walk away.

For more information or to arrange a viewing please call Castles today.

Offers over £275,000

DIRECTORS

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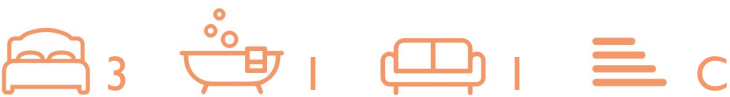
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- THREE BEDROOMS
- SOUTH FACING GARDEN
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL SHOPS
- MODERN KITCHEN
- SIDE ACCESS
- OPEN PLAN LOUNGE DINER
- CLOSE TO TRANSPORT LINKS

SITTING ROOM
17'8" x 11'9" (5.4 x 3.6)

KITCHEN
12'5" x 7'6" (3.8 x 2.3)

BEDROOM ONE
12'9" x 11'5" (3.9 x 3.5)

BEDROOM TWO
9'6" x 7'2" (2.9 x 2.2)

BEDROOM THREE
11'5" x 6'10" (3.5 x 2.1)

W/C

SHOWER ROOM

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know

as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to

the successful purchasers to complete these legally required checks.
Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

