



OAKFIELD



Perth Road, St. Leonards, TN37 7EA

Price Guide £240,000



## Perth Road, St. Leonards, TN37 7EA

Discover this spacious three-bedroom semi-detached home, ideally positioned in a sought-after residential area close to excellent local amenities and well-regarded schools. Arranged over three levels, the property offers flexible living space and a welcoming sense of flow throughout.

Two entrances, on the ground floor and lower ground level, open into inviting reception rooms. The lower ground floor leads to a fitted kitchen complete with a gas hob and electric oven, alongside a practical utility room and a modern bathroom featuring a full-size bath with shower over. From here, you can also access the private rear garden, offering an ideal outdoor retreat.

The first floor hosts a second bright and spacious reception room and an additional bedroom, with stairs rising to the top floor where you'll find two generous double bedrooms, including one with fitted wardrobes.

Further benefits include gas central heating, a rear garden, and optional off-street parking, making this a superb home for families and professionals alike. This property is offered chain free.





### Living Room

12'10" x 13'1" (3.91m x 3.99m)

### Dining Room

12'10" x 13'5" (3.91m x 4.09m )

### Kitchen

6'3" x 13'1" (1.91m x 3.99m)

### Lean To (utility)

7'2" x 4'7" (2.19 x 1.40)

### Bedroom One

12'10" x 13'5" (3.91m x 4.09m)

### Bedroom Two

12'10" x 6'11" (3.91m x 2.11m)

### Bedroom Three

12'10" x 10'2" (3.91m x 3.10m)

### Bathroom

5'7" x 6'3" (1.70m x 1.91m)

**Council Tax Band B - £2,081.78 Per Annum**



## Floor Plan

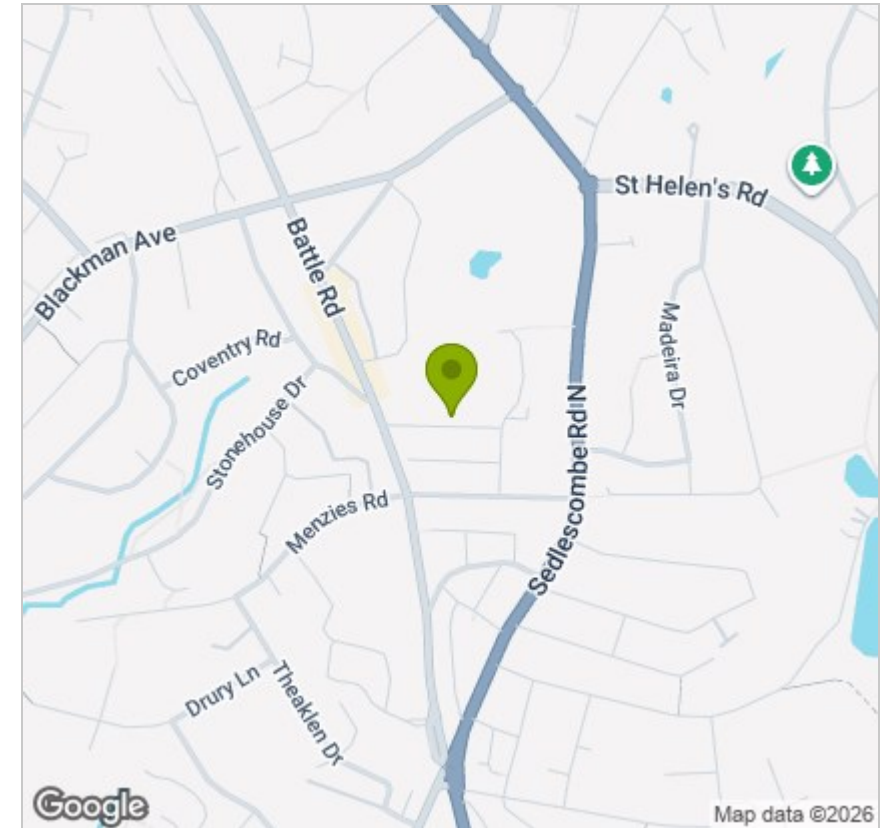


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

