



£120,000

Townend Estate Agents offer for sale this **THREE BEDROOM** semi-detached property. Located in a popular residential area, close to a variety of amenities and excellent local schools.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner. Upstairs are **THREE BEDROOMS** and the house bathroom. Externally to the rear is a good sized garden with ample driveway parking to the front.

Please take note of this prior to enquiring: **AVAILABLE WITH SITTING TENANT.**

Currently available with sitting tenant in place. Ideal investment opportunity.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	