



**£179,950**

**\*THREE BEDROOMS\* \*IDEAL FOR FIRST TIME BUYERS\* \*POPULAR LOCATION\* \*RECENTLY DECORATED\* \*RECENT CARPETS\* \*NEW FENCING\* \*GARDEN\*  
\*DRIVEWAY PARKING\* \*FIELD TO REAR\***

Townend Estate Agents offer for sale this delightful three bedroom townhouse, presenting an excellent opportunity for first-time buyers seeking a well-presented home. The property boasts a lovely garden, perfect for enjoying the outdoors, along with convenient parking facilities, ensuring ease of access for residents and guests alike. Upon entering, one will immediately appreciate the recent enhancements, including recently fitted carpets and fresh decor that create a warm and inviting atmosphere throughout. The new fencing adds an extra touch of privacy and security, making it an ideal space for relaxation or entertaining friends and family. Situated close to all the amenities of Wrose, this townhouse offers the perfect blend of comfort and convenience. Residents will find shops, schools, and recreational facilities within easy reach, making daily life both practical and enjoyable. This property is not just a house; it is a place to call home, offering a wonderful lifestyle in a vibrant community. With its appealing features and prime location, this townhouse is sure to attract those looking to embark on their homeownership journey. Do not miss the chance to view this exceptional property.

Ask us about....

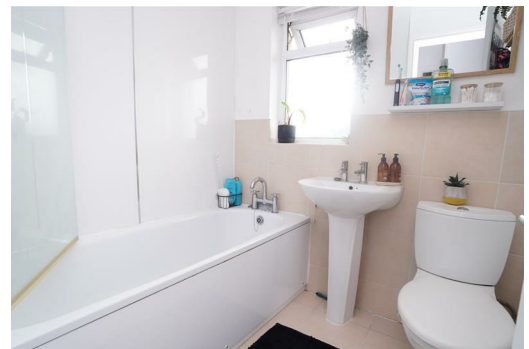
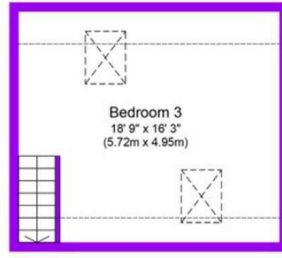
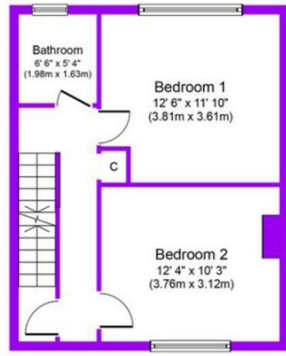
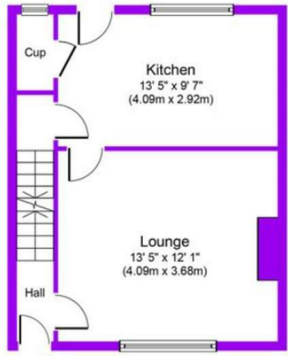
**AUCTION**

**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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC