



£1,200

\*THREE BEDROOMS\* \*IDEAL FOR FAMILIES\* \*GARDEN\* \*GARAGE\* \*PARKING\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

Townend Estate Agents offer to let this semi-detached house, an ideal choice for families seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, providing ample space for family living. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The outdoor space is equally appealing, with lovely gardens that provide a perfect setting for children to play or for adults to unwind in the fresh air. Benefitting from driveway parking and garage. The location is particularly advantageous, as it is situated close to local schools and amenities, making daily life more convenient for families.

This property presents a wonderful opportunity for those looking to settle in a friendly community with easy access to essential services and recreational facilities.

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