



Offers In Excess Of £205,000

***NEW PRICE* *THREE BEDROOMS* *MODERN SEMI-DETACHED* *IDEAL FOR FIRST TIME BUYERS* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
GARDEN & DRIVEWAY PARKING *10 YEAR NHBC WARRANTY* *WELL PRESENTED THROUGHOUT***

Townend Estate Agents offer for sale this nearly new semi-detached house, presenting an excellent opportunity for first-time buyers seeking a modern and well-presented home. The property boasts three spacious bedrooms, providing ample space for family living or guest accommodation. The inviting reception room offers a comfortable area for relaxation and entertaining, while the two bathrooms ensure convenience for all residents.

The rear of the property features a well-maintained landscaped garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the driveway accommodates parking for two vehicles, a valuable asset in today's busy world. Situated close to local schools and amenities, this home is ideally located for families and professionals alike. The area is well-connected, making it easy to access nearby facilities and services. Furthermore, the property comes with a 10-year NHBC warranty (started in 2021), providing peace of mind for your investment.

In summary, this semi-detached house on Fetlock Drive is a fantastic choice for those looking to enter the property market. With its modern features, convenient location, and ample living space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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	