



Asking Price £169,950

***NO CHAIN* *TWO BEDROOMS* *QUIET CUL-DE-SAC* *FAMILY HOME* *GARDEN* *DRIVEWAY PARKING*
GARAGE *CLOSE TO LOCAL SCHOOLS & AMENITIES***

Townend Estate Agents offer for sale this two bedroom detached property with no onward chain. Located on a quiet cul-de-sac in a popular residential area, this property is ideal for families. Being well presented throughout, benefitting from modern kitchen & bathroom, gas central heating, UPVC double glazing, driveway parking, garage and garden.

The property comprises briefly: Entrance, Lounge, modern Kitchen-Diner, two bedrooms, two bathrooms. Externally are low maintenance gardens, driveway parking and garage.

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	