



**£950 PCM**

**\*THREE BEDROOMS\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*IDEAL FOR FAMILIES\*  
\*GARDENS\* \*LONG DISTANCE VIEWS\***

Townend Estate Agents offer to let this three bedroom semi detached, of generous proportions, the ideal family home! Benefiting from central heating and upvc double glazing. Entrance porch, hall, lounge, large dining kitchen, rear hall/utility room plumbed for auto washer. Three good size bedrooms, two with closets, bathroom, with new bath and fittings. The gardens are stacked and well kept and the rear garden is secured by fences and hedges, ideal for a family. The property enjoys extensive views from several windows.

Ask us about....





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	82
(81-91)	B	55	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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)		A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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 OR 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.

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SALES • LETTING

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The Property  
Ombudsman