



£175,000

THREE BEDROOMS* *WELL PRESENTED* *GARDENS* *DRIVEWAY PARKING* *GARDEN STORE & MAN CAVE* *IDEAL FOR FAMILIES & FIRST TIME BUYERS* *CLOSE TO LOCAL SCHOOLS & AMENITIES

Townend Estate Agents offer for sale this charming three bedroom semi-detached house. Presenting an excellent opportunity for first time buyers and families seeking a welcoming home. The property boasts a delightful garden, perfect for children to play and for adults to unwind in the fresh air.

The location is particularly advantageous, as it is situated close to a variety of local schools, making the morning school run a breeze. Additionally, residents will find themselves within easy reach of essential amenities, ensuring that daily errands are conveniently managed. Benefitting from a modern kitchen and bathroom, driveway parking and single garage/man-cave - this isn't a property to be missed.

This property is family home that offers both comfort and practicality in a popular neighbourhood. With its inviting atmosphere and proximity to local facilities, this property is sure to appeal to those looking to settle in a vibrant community. Don't miss the chance to make this lovely townhouse your new family haven.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		