



£245,000

THREE BEDROOMS *FAMILY HOME* *MASTER ENSUITE* *GARDENS* *PARKING* *WELL PRESENTED* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
CONSERVATORY *QUIET CUL-DE-SAC LOCATION*

Townend Estate Agents offer for sale this charming semi-detached house located in quiet cul-de-sac of Straw View, Cote Farm. This well-presented family home is an ideal choice for first-time buyers seeking a comfortable and inviting space to call their own. The property boasts three spacious bedrooms, including a master bedroom with the added convenience of an en-suite bathroom. With the added bonus of a conservatory, this property offers extra space for relaxing, dining or utilising as a play-room, depending the purchasers needs. Outside, you will find lovely gardens that provide a delightful space for outdoor activities or simply enjoying the fresh air. The property also includes parking two vehicles.

Situated close to local schools and amenities, this property is ideally located for families and individuals alike. With everything you need just a stone's throw away, you will appreciate the ease of access to essential services and recreational facilities. With its well-designed layout, convenient location, and family-friendly features, it is sure to attract interest. Do not miss the chance to make this delightful home your own.

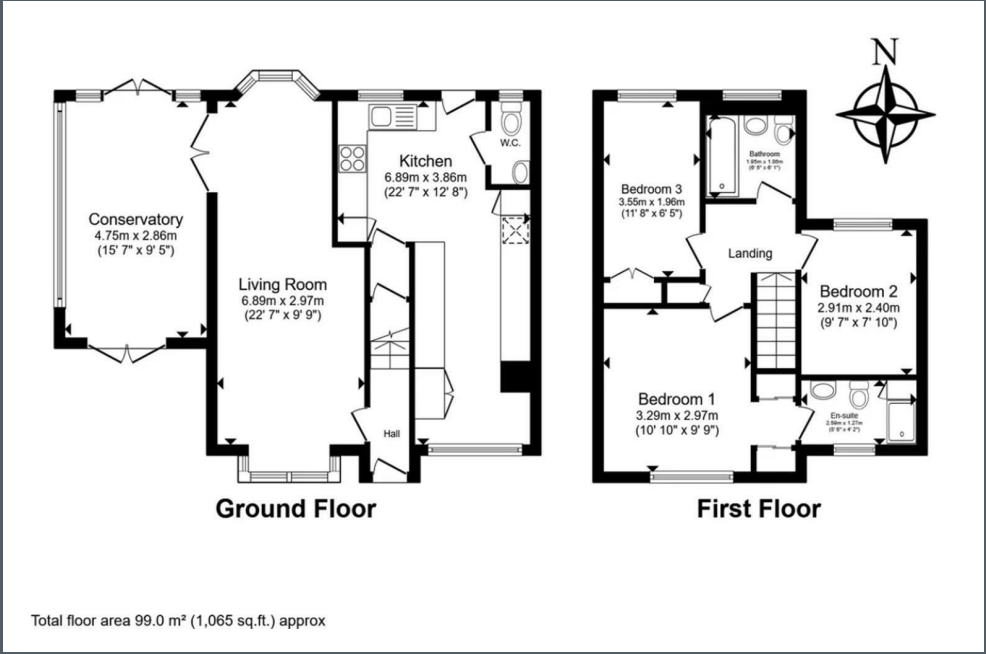
Ask us about....

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		