

NEW
INSTRUCTION



£120,000

THREE BEDROOMS *LARGE GARDENS* *POPULAR LOCATION* *CLOSE TO LOCAL AMENITIES* *FAMILY HOME*
EXCELLENT LOCAL SCHOOLS *FIRST TIME BUYERS & INVESTORS*

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Located in a popular residential area, close to a wide variety of local amenities and with excellent local schools nearby. This lovely family home would appeal to first time buyer and investors alike. With large gardens to both the front and rear, modern living space, gas central heating and UPVC double glazing this is not one to be missed.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner. Upstairs are THREE good sized bedrooms and the house bathroom. Externally to the rear is a large garden with both patio and lawn areas, to the front is a further good sized lawn garden.

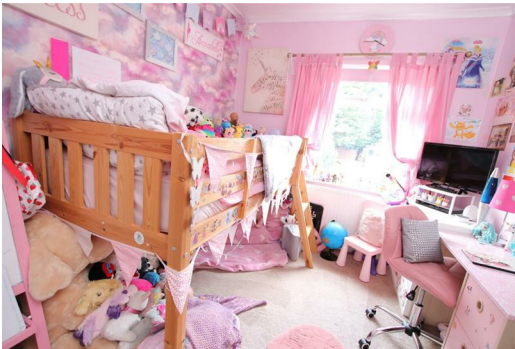
Ask us about....

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		