



## Calder Close, Greenmeadow, SN25 3QF

Asking Price £297,500

- New to the Market with No Onward Chain
- Separate Dining Room
- Three Bedrooms
- Well Established Low Maintenance Rear Garden
- Three Bedroom Semi-Detached House
- Kitchen/Breakfast Room
- Bathroom Suite
- Spacious Sitting Room
- Utility and Cloakroom
- Integral Garage and Driveway Parking

We are delighted to offer the market a well positioned three-bedroom semi-detached family home that benefits from being situated within a quiet cul-de-sac in the much popular and desirable area of Greenmeadow. The accommodation comprises of; entrance porch, cloakroom, utility room, spacious sitting room, separate dining room, kitchen/breakfast room, three bedrooms and bathroom suite. Adding to its appeal, this property boasts a spacious conservatory, a private and well-established low maintenance rear garden, an integral garage, and convenient driveway parking. Furthermore, this property is offered with no onward chain, streamlining the purchasing process.

EPC Rating - B

Council Tax Band - D

Heating Type - Gas Central Heating

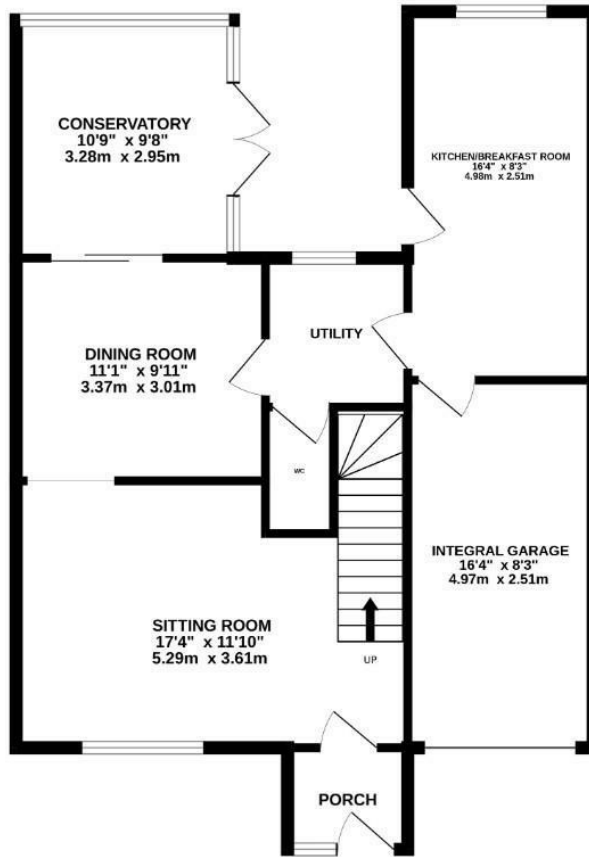
Freehold

Solar Panels - solar panels are leased with a roof charge against the title with 11 years remaining.

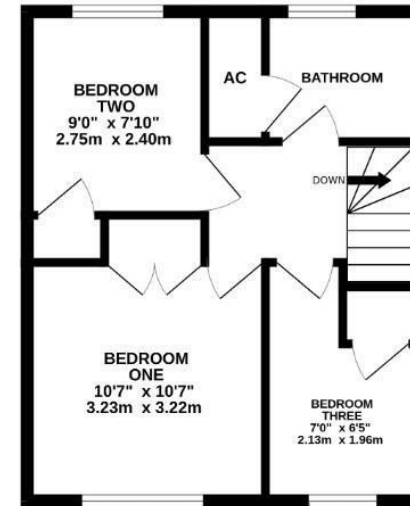




GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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