

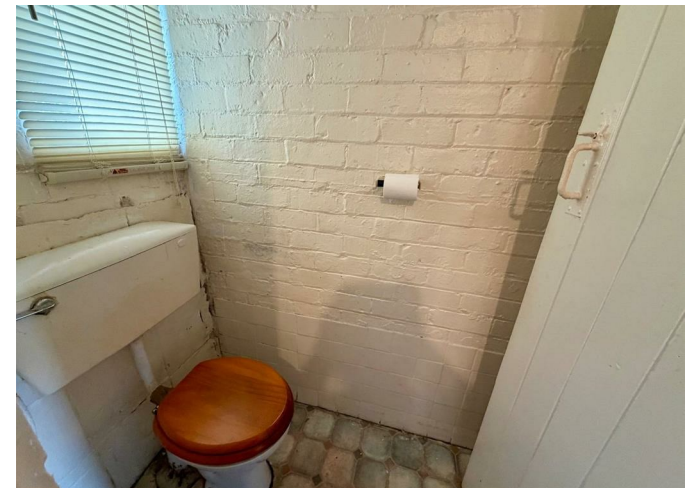


**Penhill Close, TS3 7RA**  
**2 Bed - House - Semi-Detached**  
**£115,000**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Freehold**



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## Penhill Close, TS3 7RA

A well presented two double bedroom semi detached property situated on Penhill Close within a lovely cul-de-sac location and within close proximity to local TS3 amenities. The deceptively spacious living accomdation briefly comprises; entrance hall with access to the first floor landing, living room, spacious kitchen/diner with access to a outhouse. with a WX which is perfect for storage. To the first floor landing is a modern re- fitted shower room and two double bedrooms. Externally to the front and rear are well cared for gardens, the rear is mainly laid to lawn with patio area and mature shrubs. Viewings come highly recommended to fully appreciate.





Ground Floor



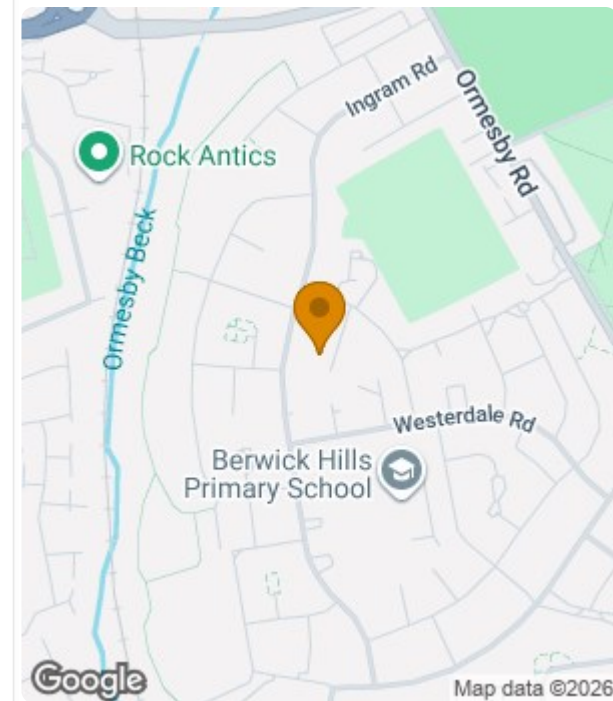
Floor 1

Approximate total area<sup>®</sup>  
801 ft<sup>2</sup>  
74.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 69                      | 75        |
|                                             | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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