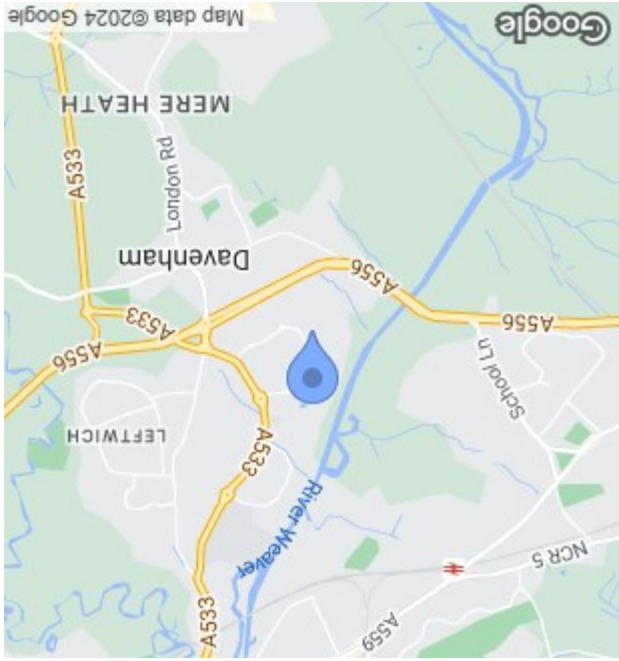
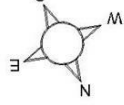
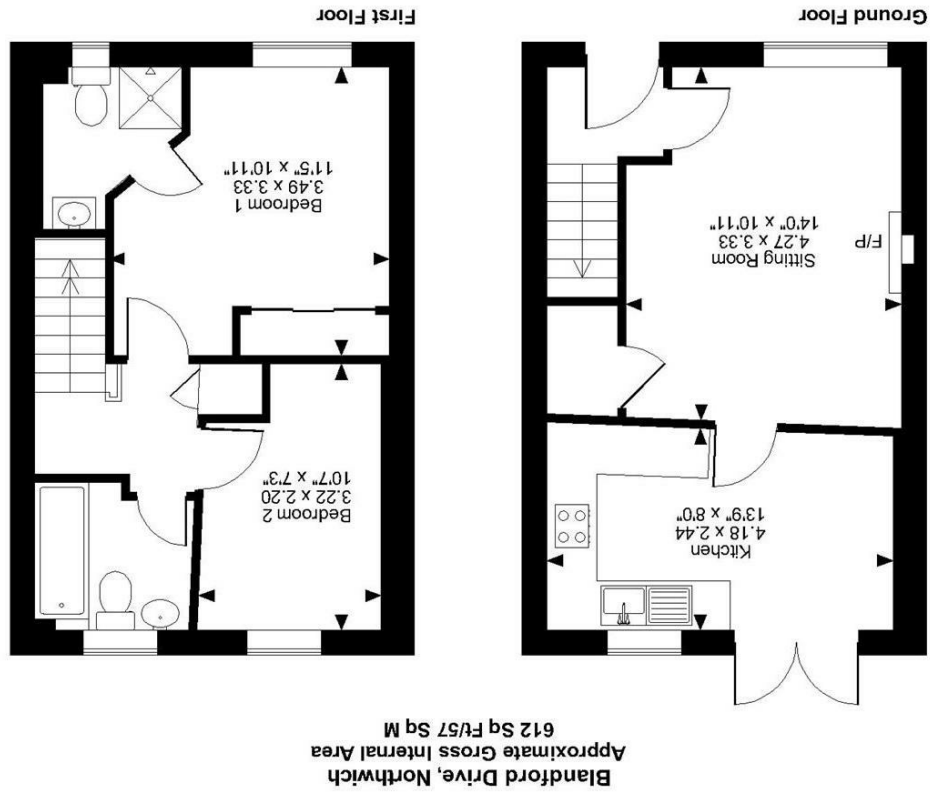


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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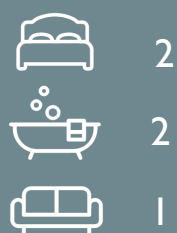


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	86

Energy Efficiency Rating



29 Blandford Drive  
Kingsmead  
CW9 8UB



Asking Price  
£200,000



As you step inside the property, you are greeted by a good size lounge which is flooded with natural light via the sizeable window overlooking the front aspect and the additional benefit of a useful under stairs storage cupboard. The excellent size open plan kitchen/dining room is located across the back of the property and is fitted with tasteful shaker style cupboards and drawers with contrasting black granite effect work tops, the dining area provides enough space for a good-size dining table in front of patio doors that lead out onto a sizeable paved patio and rear garden.

On the first floor, the property features two well-proportioned bedrooms, with the master bedroom benefiting from a re-styled, en-suite shower room. Completing the first floor accommodation is a modern bathroom fitted a white suite.

To the rear of the property is a private east facing garden which offers a paved patio perfect for outdoor dining and entertaining and a good size lawn area, the

garden benefits from an excellent degree of privacy and is fenced to all boundaries. Situated in a sought-after centrally located cul-de-sac, walking distance to Kingsmead Primary School and all amenities on offer in Kingsmead, this property also offers two allocated parking spaces.

### Material Property Information

- Tenure: Freehold
- Heating: Gas
- Council Tax Band: C
- Broadband: Fibre
- Mobile Signal: Yes
- Parking: 2 x Allocated
- Rights or Restrictions: No

