



Wellsway,

£450,000

FOR SALE

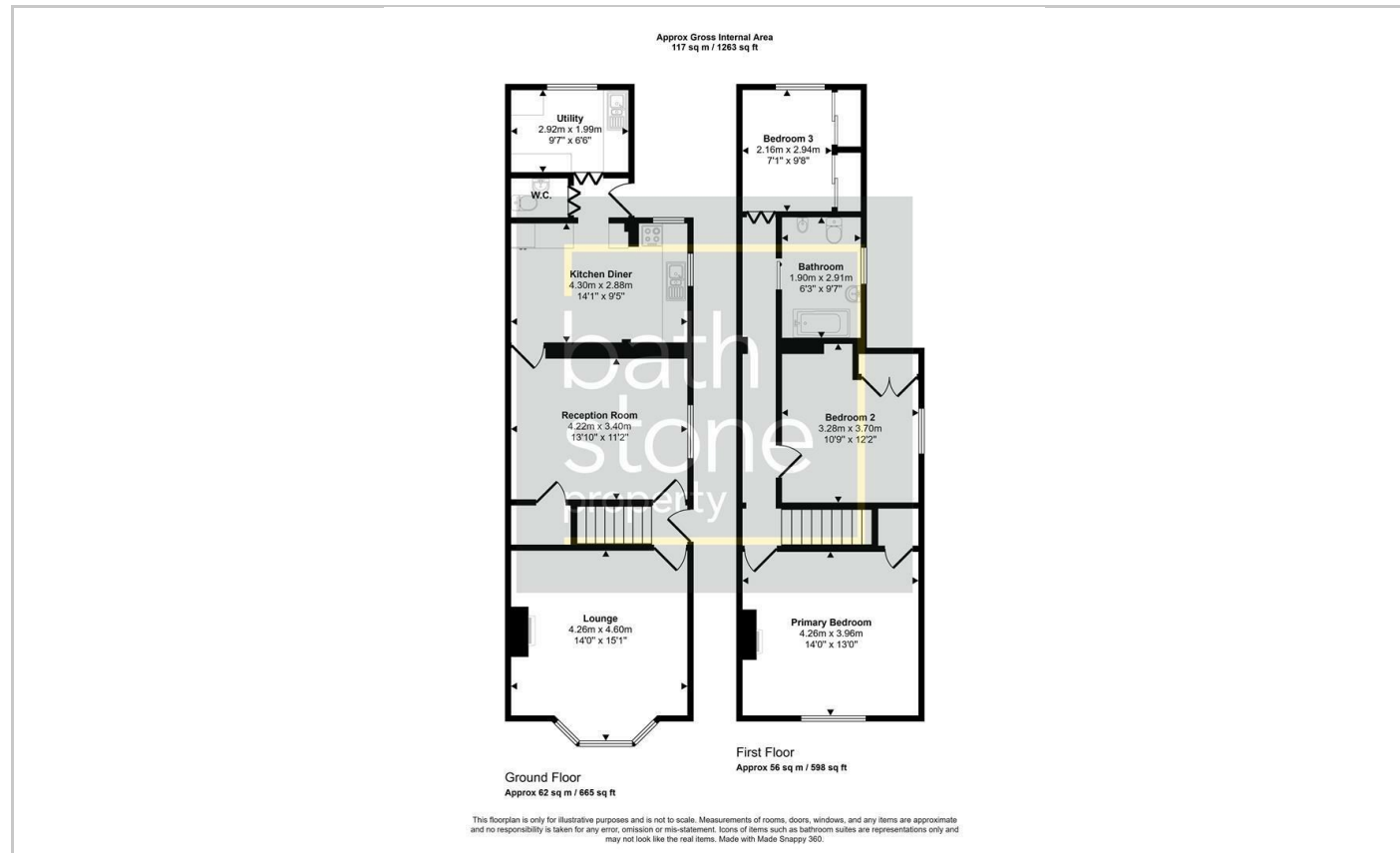




- Semi-Detached
- Two Reception Rooms
- Downstairs WC
- Driveway
- Three Bedrooms
- Kitchen Diner
- Utility
- Easy Maintenance Garden

## THE PROPERTY

This semi-detached home, offers a perfect blend of comfort and convenience. Spanning an impressive 1,263 square feet. The property boasts three well-proportioned bedrooms, two reception rooms, kitchen diner, downstairs WC, utility, easy maintenance garden and a driveway.



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		EU Directive 2002/91/EC	