



This older style semi-detached property is located close to Woodley precinct and Woodford Park and is offered for sale with no onward chain. Featuring 2 bedrooms with a first floor bathroom, the property further benefits from an allocated car-port and a westerly aspect garden.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Two bedrooms
- Living room
- Kitchen-dining room with oven & hob
- Allocated car-port
- 1st floor bathroom
- Walking distance to shops and park





Further details

Council tax band C

Garden

Enjoying a westerly aspect the garden is lawned with a stepping stone pathway to the rear with a useful storage shed and rear gate access to the parking area. There is also pedestrian side gate access to the front of the property.

Additional information:

Parking

Located behind the garden and accessed from Halstead Close is a an allocated car-port.

Part B

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

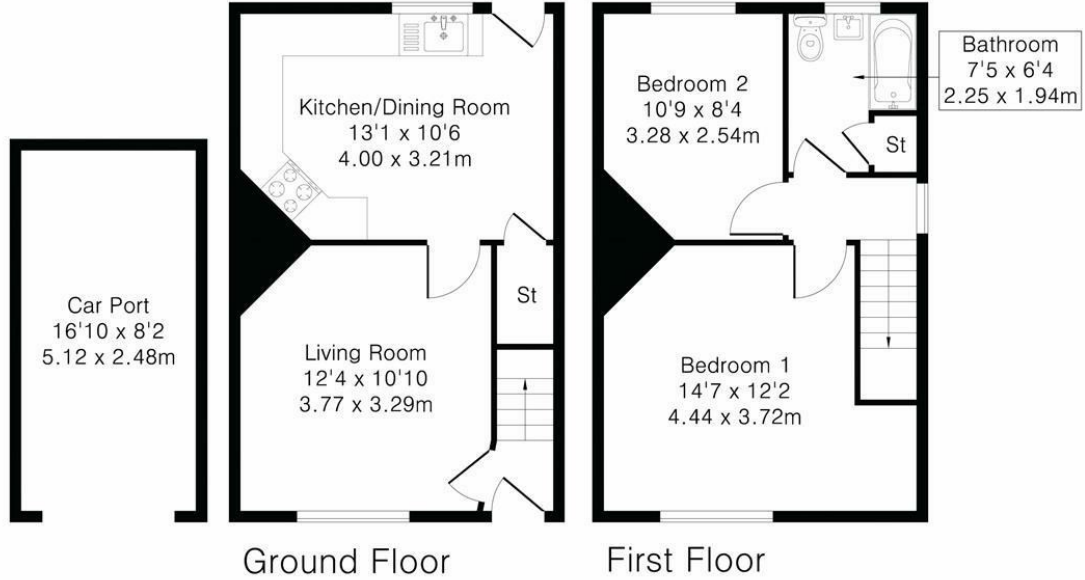
Part C

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property and for further information please check the gov.uk website "long term flood risk".

Floorplan

Approximate Gross Internal Area 674 sq ft – 62 sq m
 Ground Floor Area 337 sq ft – 31 sq m
 First Floor Area 337 sq ft – 31 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.