





## 88 Sydney Avenue, WN7 3LU Offers in excess of £265,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a very sought after Pennington location and boasting beautiful open aspect views to rear. This property is perhaps in need of some cosmetic updating but it holds fantastic potential and would suit a range of prospective purchasers. With two reception rooms together with off road parking, private gardens and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned bay fronted sitting room. To the rear sits a further reception room and fitted kitchen. To the first floor are three generous bedrooms and a bathroom. Outside, the front gardens are enclosed and provide off road parking which leads to the side towards a detached garage. The enclosed rear gardens back onto fields and offer generous outdoor space together with an excellent degree of privacy.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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