



37 Merrifields Cotford St. Luke TA4 1PE

Offers In Excess Of £250,000

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Situated in this popular village location within a quiet cul-de-sac is this well presented 3 bedroomed semi-detached house with enclosed low maintenance garden to rear, garage and driveway parking. No onward chain.







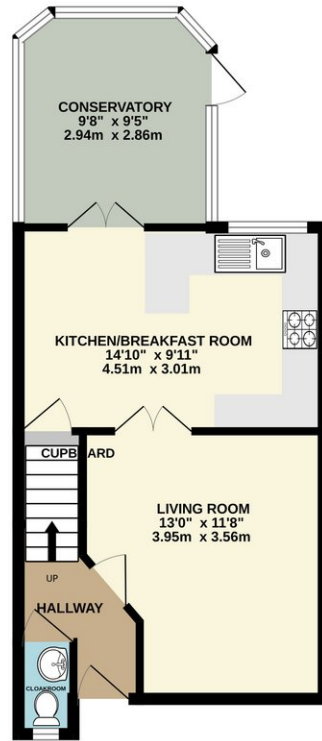
## Features

- Entrance Hall
- Living Room
- Kitchen / Breakfast Room
- Conservatory with door to garden
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- 2 further Bedrooms
- Family Bathroom
- Enclosed low maintenance garden to rear
- Garage and driveway parking
- Gas central heating
- Double glazing
- Council tax band C
- What3words:  
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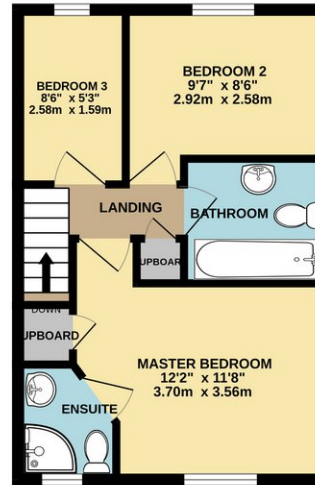




GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing strictly through the selling agents:

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