



Birch Hill

guide price £270,000

- NEW PRICE NOW GUIDE £270,000 TO £280,000- NO CHAIN
- POPULAR LOCATION
- EXTENDED DETACHED HOUSE
- DRIVEWAY AND GARAGE TO REAR
- LARGE PLOT
- EPC Rating: C



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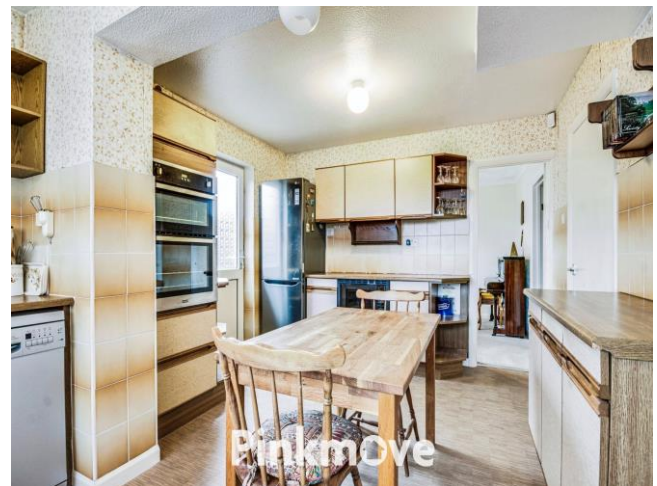
01633 746088
team@pinkmove.co.uk



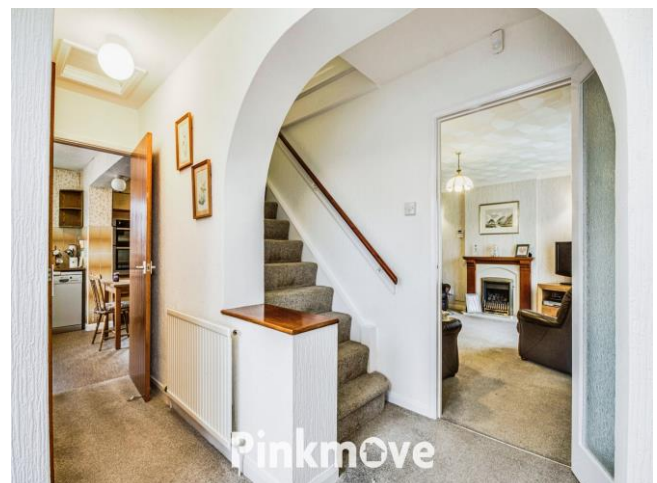
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About the property

We are delighted to present this stunning detached property for sale, located on the highly desirable Birch Hill in Malpas. This neutrally decorated home is immediately available with no onward chain, making it a perfect option for those seeking a quick and seamless move.



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Accommodation

Hallway

Living Room

14' 4" x 13' (4.37m x 3.96m)

Kitchen/Breakfast Room

15' 3" x 10' 3" (4.65m x 3.12m)

Dining Room

10' 3" x 9' 3" (3.12m x 2.82m)

Shower Room

7' 5" x 2' 11" (2.26m x 0.89m)

Landing

Bedroom 1

12' 11" x 10' (3.94m x 3.05m)

Bedroom 2

10' 9" x 10' (3.28m x 3.05m)

Bedroom 3

9' 6" x 7' 2" (2.90m x 2.18m)

Bathroom

8' 6" x 7' 2" (2.59m x 2.18m)

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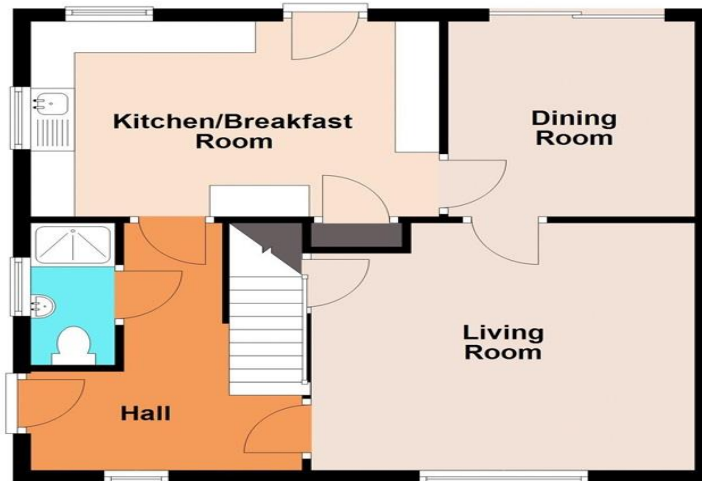
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Floorplan

Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 93.2 sq. metres (1002.8 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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