



Afon Close, guide price £225,000

- GUIDE PRICE £225,000-£235,000
- NO CHAIN
- BEAUTIFUL VIEWS OVER LOCAL PLAYING FIELDS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- SINGLE GARAGE
- LOTS OF POTENTIAL
- EPC Rating: D



 3  1  2

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About the property

This chain-free semi-detached home offers a fantastic opportunity to make it your own. With beautiful views over local playing fields, 2 reception rooms, a functional kitchen, and 3 light-filled bedrooms, it also benefits from a garage and excellent access to amenities, schools, and transport links.





Accommodation

Important Notice

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Living Room

13' 9" x 12' 9" (4.19m x 3.89m)

Kitchen

8' 8" x 8' 9" (2.64m x 2.67m)

Dining Room

8' 9" x 10' (2.67m x 3.05m)

Bathroom

6' 3" x 7' 9" (1.91m x 2.36m)

Bedroom 1

12' 3" x 10' (3.73m x 3.05m)

Bedroom 2

8' 9" x 11' 1" (2.67m x 3.38m)

Bedroom 3

8' x 9' (2.44m x 2.74m)

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Floorplan



Total area: approx. 83.7 sq. metres (901.1 sq. feet)
45 Afon Close

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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