



LAMB & CO

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MILLERS GREEN, WEELEY HEATH, CO16 9FT PRICE £425,000

Built in 2019 by renowned regional developers Rose Builders, this impressive detached house affords views over green space and fields beyond to front. The property offers light and airy rooms with air conditioning to the ground floor, three good sized bedrooms to first floor with an en-suite to the master. Weeley Heath offers a countryside, village feel whilst being well connected by road and rail.

- Three Bedrooms
- Sought After Development
- Air Conditioning to Ground Floor
- Field Views
- Garage & Driveway
- Immaculate Throughout
- Built 2019 (Balance of NHBC Warranty)
- EPC B
- Utility Room



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

6' x 4'7 (1.83m x 1.40m)



LOUNGE

19' x 13'10 max (5.79m x 4.22m max)



KITCHEN/DINER

19' x 12'7 (5.79m x 3.84m)



UTILITY ROOM

8' x 7' (2.44m x 2.13m)



FIRST FLOOR

LANDING



BEDROOM TWO

12' x 11' (3.66m x 3.35m)



MASTER BEDROOM

15'9 max x 10' (4.80m max x 3.05m)



BEDROOM THREE

13'10 x 7'10 (4.22m x 2.39m)



EN-SUITE

8'2 x 6'7 (2.49m x 2.01m)



BATHROOM

8' x 6'10 (2.44m x 2.08m)



OUTSIDE

FRONT



VIEW



REAR



Additional Info

Council Tax Band: D

Heating: Gas central heating (underfloor to ground floor, radiators to first floor) + air conditioning to ground floor

Services: Mains gas, electricity, water, sewer

Broadband: Ultrafast (up to 940mbps)

Mobile Coverage: indoor - O2: likely, EE, Three, Vodafone: limited / Outdoor - O2, EE, Three,

Vodafone: Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface water - Low / Rivers & Sea - Very Low

Additional Charges: Annual estate charge approximately £200 (managed by EWS)

Seller's Position: Onward purchase

Garden Facing: SE

Warranty: Balance of 10 year NHBC warranty from 2019

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

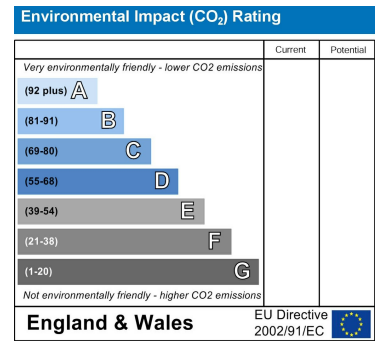
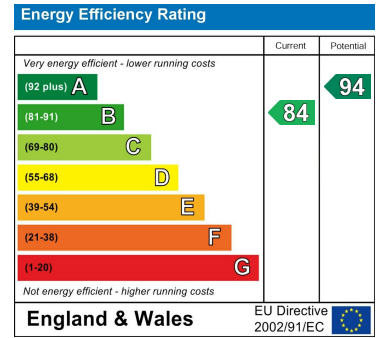
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- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

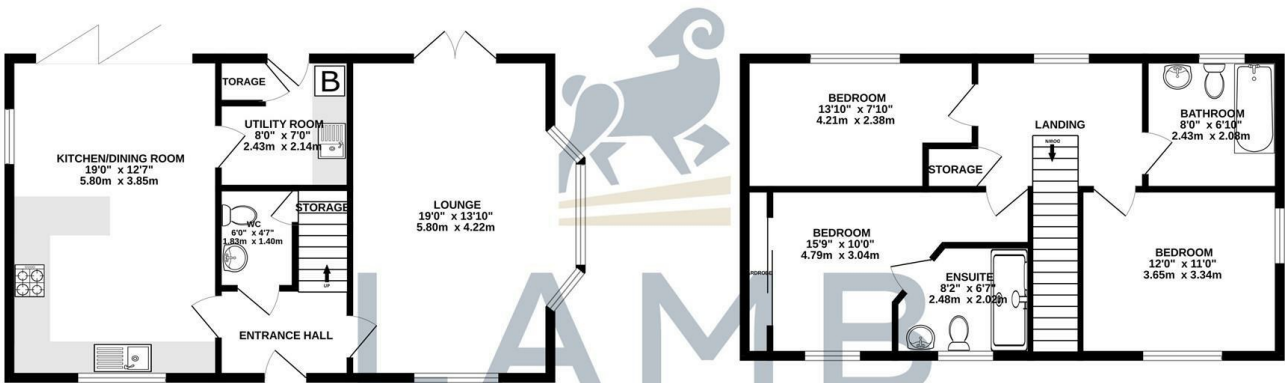
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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