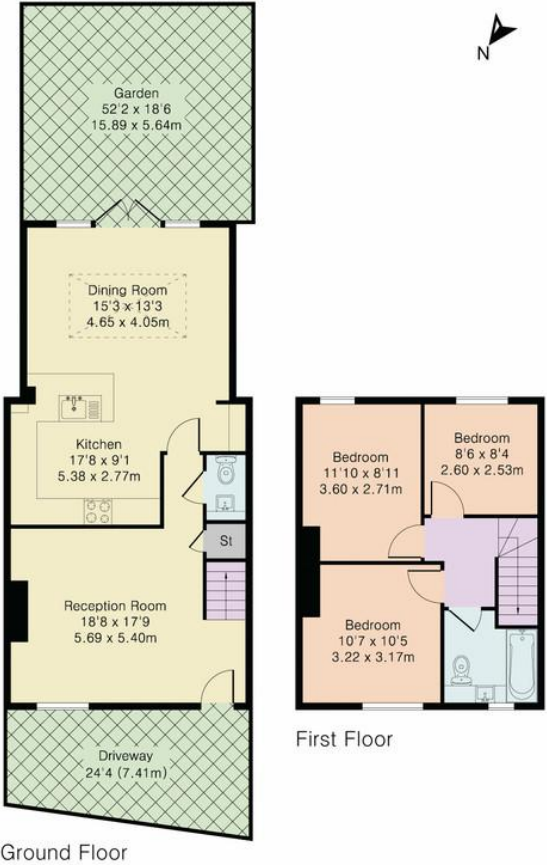




Steven Oates are delighted to offer this extended and re-modelled three bedroom mid terrace house situated in this sought after location, only a stones throw from Lakespur Primary Academy. The property is arranged over two floors and benefits from a lounge, extended kitchen/diner and ground floor cloakroom. On the first floor, there are three spacious bedrooms and modern family bathroom. Externally, the property has off street parking and to the rear, there is a mature garden. Available now and unfurnished.




Approximate Gross Internal Area 999 sq ft – 93 sq m
Ground Floor Area 601 sq ft – 56 sq m
First Floor Area 398 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.