



Mercian Way, £270,000

- Quiet cul-de-sac location
- TWO reception rooms
- Garage
- Ideal for first-time buyers
- EPC Rating: Awaited
- Council Tax: B



 3
  1
  2



About the property

I am delighted to present this three-bedroom terraced house for sale, situated in a quiet cul-de-sac in a highly sought-after area known as the gate way to the Wye-Valley. This property is in great condition and would be an ideal purchase for first-time buyers. The house boasts two spacious reception rooms, perfect for entertaining or relaxing in the evenings. The kitchen is well-appointed, providing a great space for everyday cooking and dining. The property also comprises three well-sized bedrooms and a comfortable bathroom.

One of the unique features of this property is the single garage, providing extra storage space or secure parking for a vehicle. The property also benefits from ample front and back garden space, giving plenty of outdoor space for children to play or for al fresco dining in the warmer months.

The property is well-served by local amenities, with schools located nearby and the Wye-valley walking path is on your door step. Additionally, the house offers beautiful views which further enhance its appeal.

In terms of energy efficiency, the property has an EPC rating of 'C', indicating a reasonable level of energy efficiency. The council tax for this property falls under band 'B'.

Don't miss out on this fantastic opportunity to purchase a property that offers a blend of comfort, convenience, and an excellent location. Please get in touch to arrange a viewing at your earliest convenience.





Accommodation

Entrance Hall

Kitchen

10' 10" Max x 10' 4" Max (3.30m Max x 3.15m Max)

Dining Room

10' 10" Max x 10' 4" Max (3.30m Max x 3.15m Max)

Reception Room

15' 9" Max x 10' 10" Max (4.80m Max x 3.30m Max)

Bedroom 1

15' 9" Max x 10' 9" Max (4.80m Max x 3.28m Max)

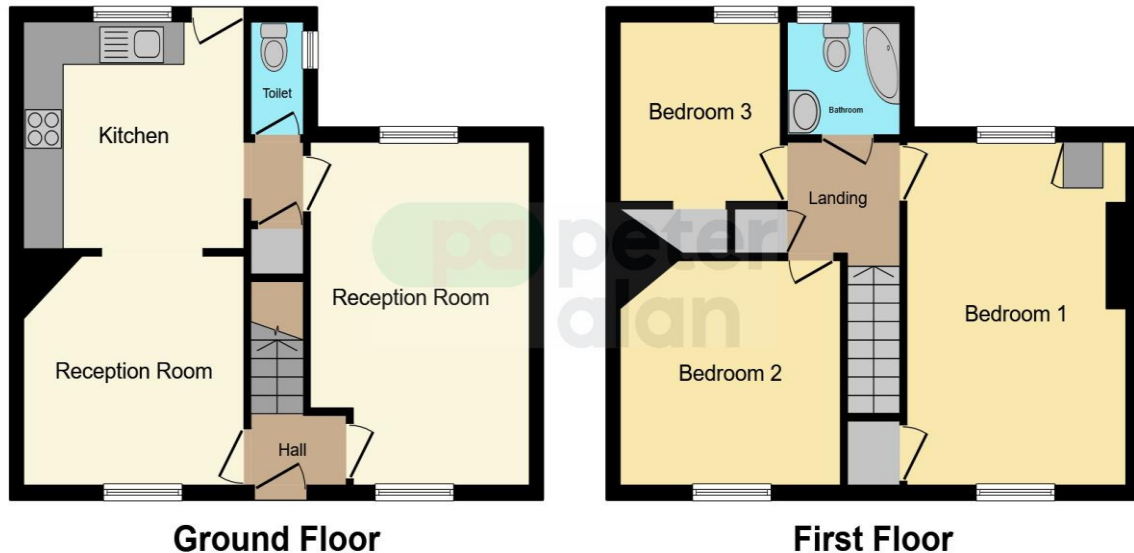
Bedroom 2

10' 10" Max x 10' 4" Max (3.30m Max x 3.15m Max)

Bedroom 3

8' 3" x 8' (2.51m x 2.44m)

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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