



Barleycorn Drive,  
ME8 9NA  
Asking Price £295,000

COLES  
TOWN & COUNTRY  
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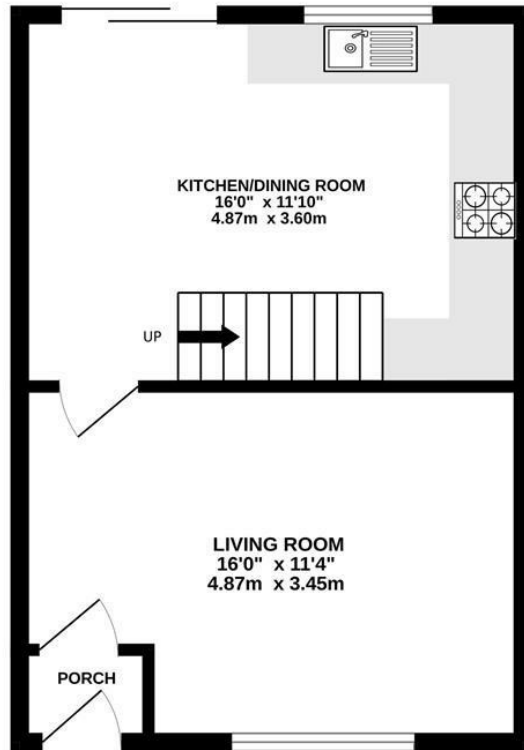
We are delighted to present this 3 bedroom mid-terraced property for sale. Offering spacious family accommodation over two floors. It would benefit from modernisation and some refurbishment. The house benefits from new replacement windows, soffits and fascias. The house has a separate garage on block. Attractively priced.



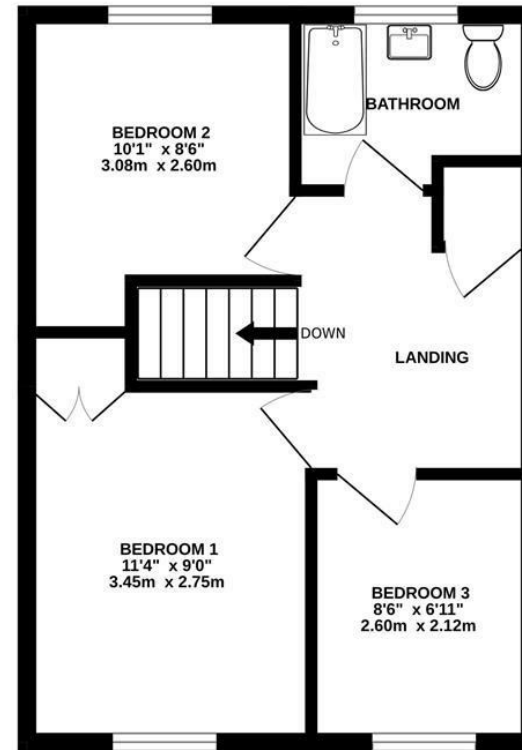




**GROUND FLOOR**  
369 sq.ft. (34.3 sq.m.) approx.



**1ST FLOOR**  
369 sq.ft. (34.3 sq.m.) approx.



**TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
|                                             | 72      | 87        |

## Location Map

