



3

Bedrooms



1

Bathroom



***** THIS PROPERTY IS NOW UNDER OFFER *****

Warren Bradley Estates are delighted to offer for sale this three bedroom semi detached house in the heart of the Springfield Estate.

After being occupied by its current owner for many years the property is now in need of modernisation and is ideal for people who are looking to take this property on its next journey following a complete refurbishment and an extension (STPP).

The property in its current layout has a large through lounge, kitchen, 3 bedrooms, bathroom, front porch, 15m rear garden, off street parking for 2 cars, and a garage accessed via a shared driveway. The property also currently features gas central heating, new electrics and double glazing.

Offered chain free this property is an opportunity for growing families or investors alike to purchase this highly sought after property.

Porch 1.90m x 0.60m (74' 10" x 23' 7")

Hall 3.40m x 1.90m (133' 10" x 74' 10")

Reception 3.80m x 3.10m (149' 7" x 122' 1")

Dining Room 3.90m x 3.10m (153' 7" x 122' 1")

Kitchen 3.00m x 1.90m (118' 1" x 74' 10")

Landing 2.10m x 1.70m (82' 8" x 66' 11")

Bedroom 1 4.40m x 3.20m (173' 3" x 125' 12")

Bedroom 2 3.40m x 3.20m (133' 10" x 125' 12")

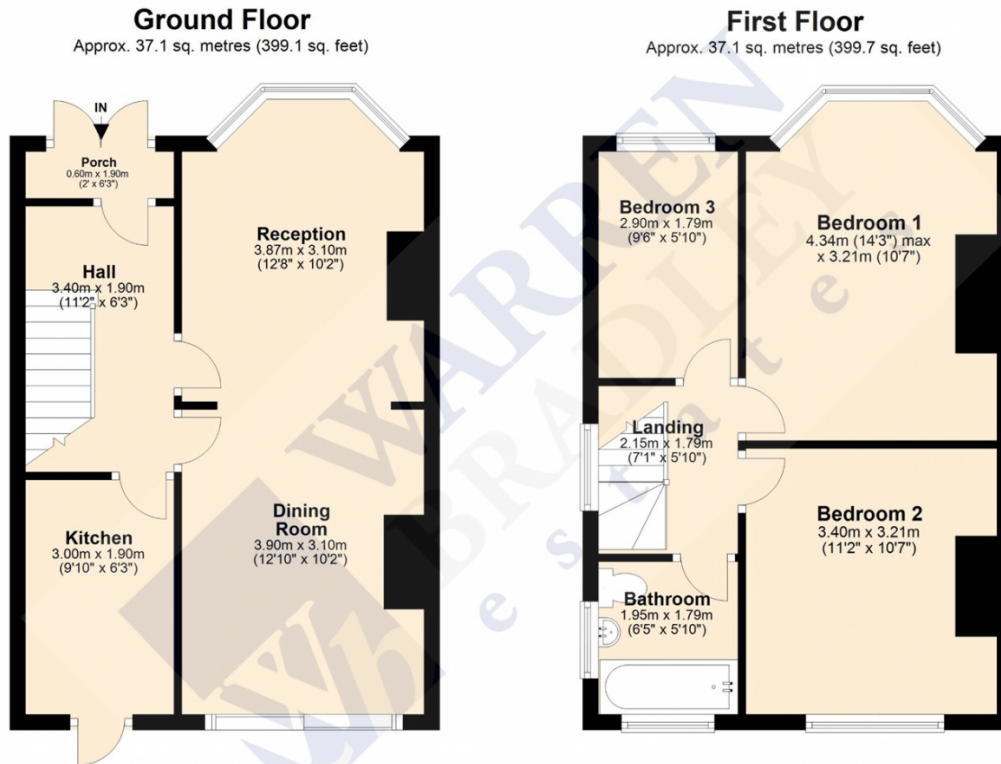
Bedroom 3 2.90m x 1.70m (114' 2" x 66' 11")

Garage 4.70m x 2.30m (185' 0" x 90' 7")

Front Drive 6.10m x 5.50m (240' 2" x 216' 6")

Rear Garden 15.00m x 6.00m (590' 7" x 236' 3")

Freehold



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lodore Gardens, Kingsbury

