



## 32 Woodgate Park

Woodgate, PO20 3QP

**£275,000**

VACANT POSSESSION. IDEAL FIRST-TIME BUYER OPPORTUNITY. Benefits include: entrance hall; spacious living room, with storage cupboard, leading to dining area with patio doors to rear garden; fitted kitchen; three bedrooms, two with built-in cupboards; shower room and separate WC. Outside to the front is an area of lawn, shrub borders, hedge and path to the main entrance. The garage is located to the rear of the garden which has an area of lawn, patio and garden shed. Double gates to the rear garden provide vehicular access for parking. Situated in the popular Six Villages area with its shops, schools, amenities, Barnham mainline train station and bus routes to the wider community. EPC - TBC. Council Tax Band - C. Tenure - freehold.

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

- Vacant possession
- End of terrace house
- Three bedrooms
- Kitchen
- Living room
- Dining area
- Shower room & separate WC
- Front & rear gardens
- Garage in separate compound
- Six Villages location with shops, schools, amenities, Barnham mainline train station & bus routes



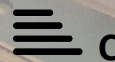
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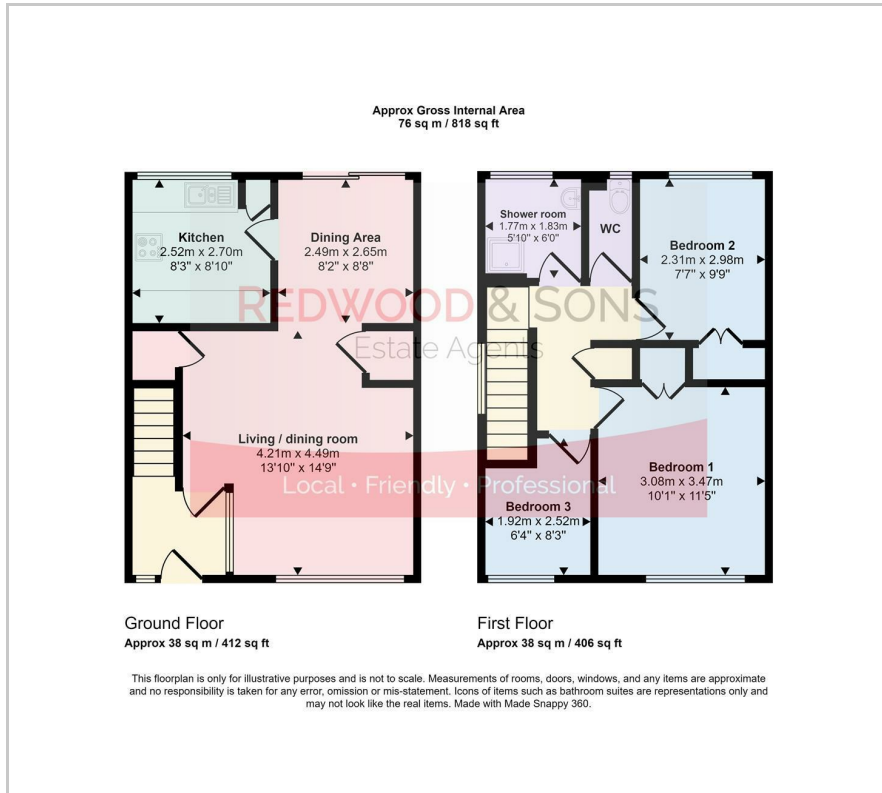


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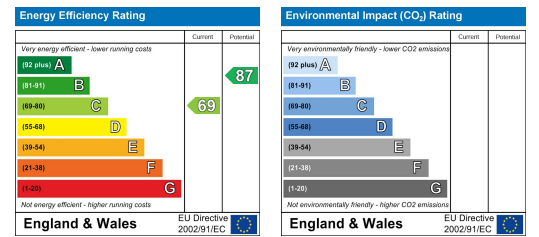
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>