




## 17 Little Owl Drive, Bodicote

Offers Over £310,000

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Immaculately presented 3 bedroom home overlooking fields to front with parking to side & generous rear garden. The property accommodation further boasts: Kitchen/Breakfast room. Living room, Downstairs WC, Master to Ensuite & Family bathroom. A must see to appreciate size & condition.

M: 07970663757

E: martin.drew@exp.uk.com

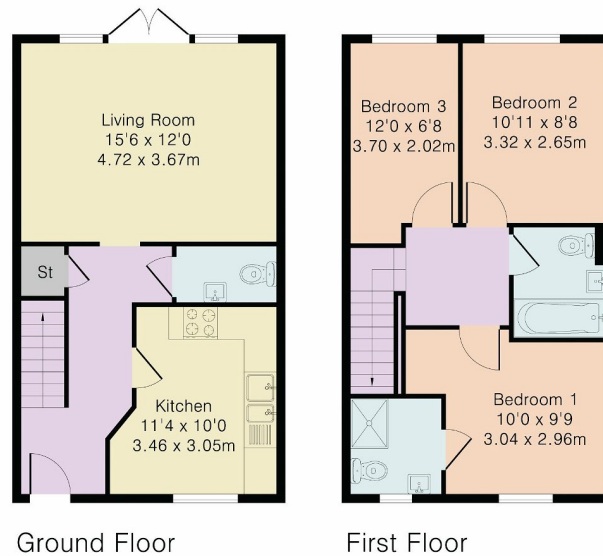
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## Key Features

- 3 Bedrooms
- Living room
- Ensuite to master
- Parking to side
- Entrance hallway
- Kitchen/breakfast room
- Downstairs WC
- Family bathroom
- Generous rear garden
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Approximate Gross Internal Area 846 sq ft – 78 sq m  
Ground Floor Area 423 sq ft – 39 sq m  
First Floor Area 423 sq ft – 39 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 practice. 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.



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