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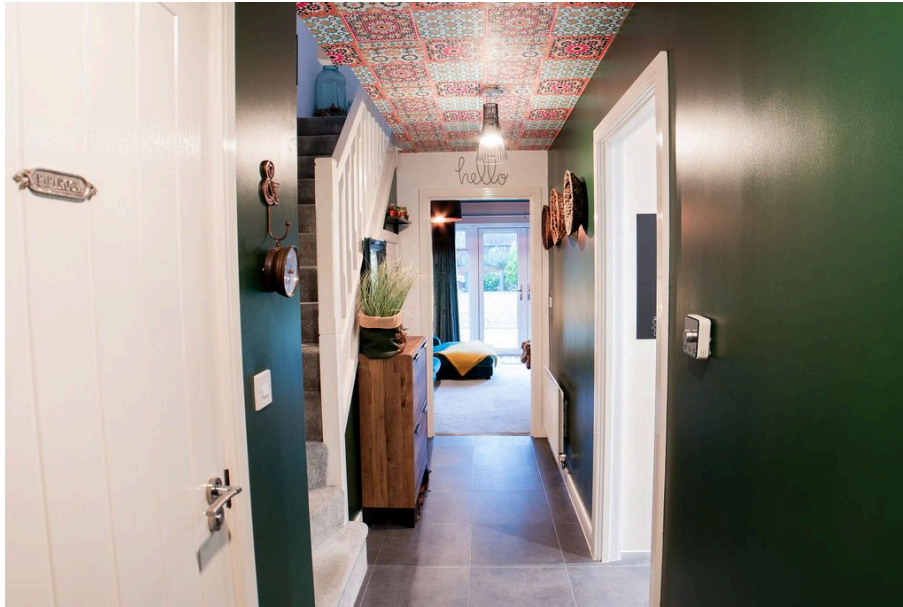
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25 Wardington Road Wardington Road

Offers In Region Of £375,000

4 3 1



Property Ref: JV0032 / Chain Free

Full description

Tenure: Freehold

Council Tax Estimate £2,351 / Service Charge £191 yearly.

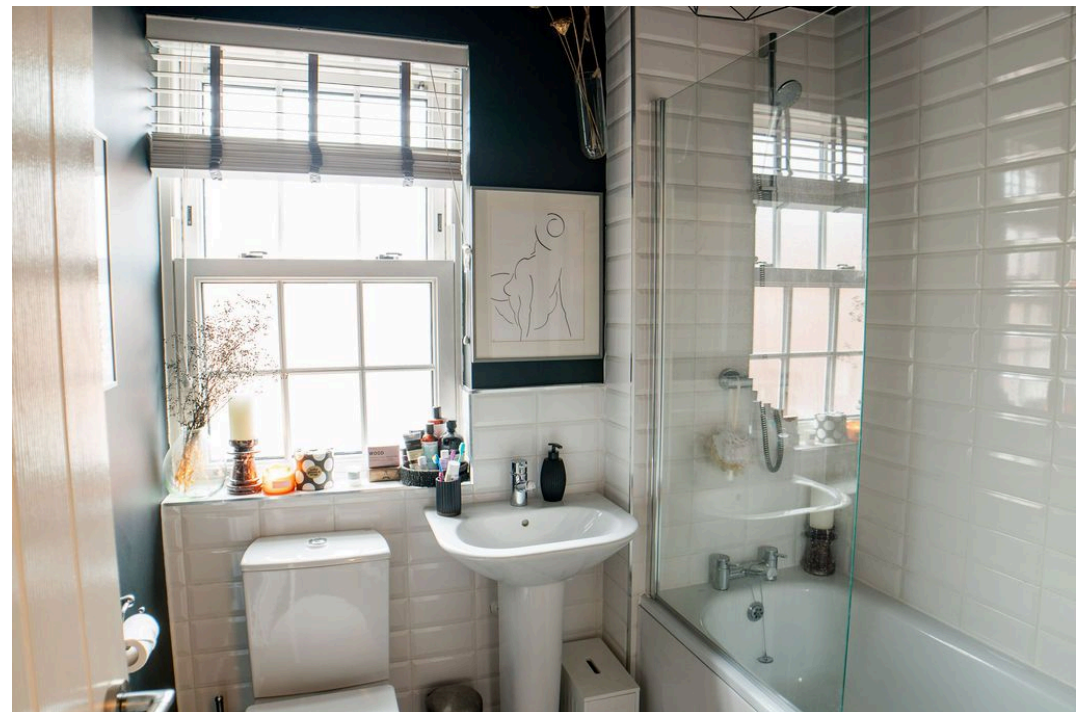
25 Wardington Road is a modern family home built five years ago by Ashberry Homes. The property is located in a well presented residential area ideally situated for transport links and amenities. The accommodation is well proportioned over three floors and includes an entrance hall with cloakroom, kitchen/dining room, sitting room opening to the rear garden. Two double bedrooms, a single bedroom and a family bathroom occupy the first floor and the impressive and spacious master suite spans the entire second floor. Externally, there is an enclosed rear garden, a block paved driveway and garage. The property benefits from the remainder of the NHBC Guarantee and modern fixtures and fittings throughout.

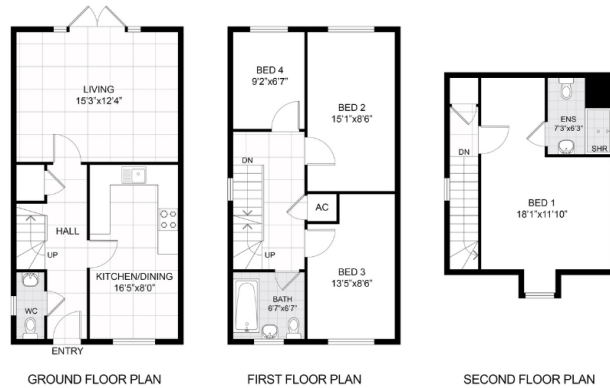
All The Benefits Of A New Build, Without All The Hassles Of A New Build. This showhome standard family home is 5 years old but looks better than when it was new! The garden's even been beautifully landscaped, ready for the whole family to enjoy.

As you step into the immaculate hall, you really would think you were stepping into a brand new home. The crisp white colour scheme used throughout is fresh, clean and modern.

The heart of any family home is surely the kitchen. Here the kitchen has plenty of storage in the gorgeous fitted units and room for all the integrated appliances you'd expect.

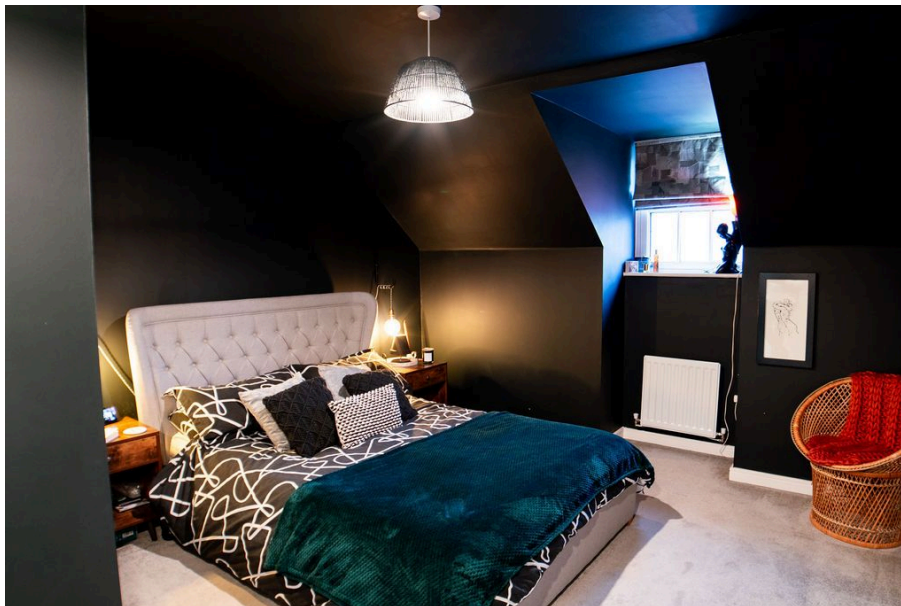
When first built in 2019 this would have been bare mud or at best some newly laid turf! Now there's something for everyone to enjoy





We'll do every attempt to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximations and no responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only and is intended as a guide to the layout of the property. We give no representation to the accuracy and completeness of the floor plan.

- Spacious four-bedroom, three-bathroom semi-detached home.
- Modern & stylish decor
- Living room overlooking the garden
- En-suite to primary bedroom
- Arranged Over Three Floors
- Short walk to Outstanding Rated primary school
- Chain Free
- Council Tax Band Band D APP £2,351
- Property REF: JV0032



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

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