



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Kilvert Drive |
£2,300 PCM



88 School Road | Sale | M33 7XB
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Bedrooms 4	Bath 3	Reception 3	Parking here	Area sq ft	Type here

A WELL PRESENTED FOUR BEDROOM / THREE BATHROOM SEMI-DETACHED PROPERTY WITH LARGE DRIVEWAY PARKING..... Viewings commencing on Saturday 29th June. Recently refurbished to a high standard throughout. Briefly comprising: Entrance hallway with wooden flooring, leading to a bright and airy lounge, downstairs W/C, separate utility room, stunning fully fitted kitchen with integrated appliances, Island unit set in the centre of the kitchen which houses a wine cooler and storage, granite flooring and work tops. Separate dining / second reception room with wall mounted electric fire and patio doors leading to an enclosed garden. To the first floor there are three double bedrooms and one good size single, master bedroom benefits from lovely en-suite shower room, large modern family bathroom with his and hers sinks & large shower enclosure. Unfurnished. Council tax band - D. EPC Rating - C. AVAILABLE FROM 31.07.24. Minimum term 12 months.

