



29, Abram  
Close, Lancaster, LA1 5WB

29, Abram Close, , Lancaster

## The property at a glance

- Set Over Three Floors
- Three Bedrooms
- Contemporary Open Plan Living Kitchen
- Three Piece Bathroom
- Well Presented With Neutral Finish
- Enclosed Rear Garden
- Secure Car Park Behind Property
- Leasehold
- Council Tax Band C
- EPC Rating: B

**R&B**  
ESTATE AGENTS

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**£214,950**

# Get to know the property

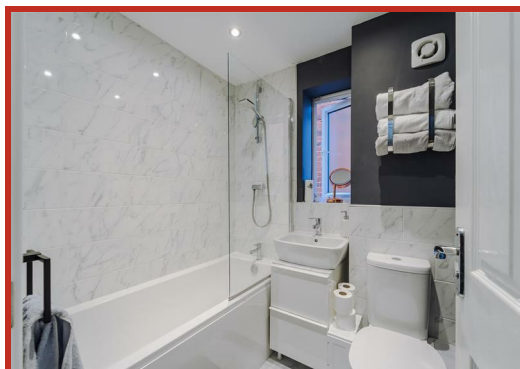
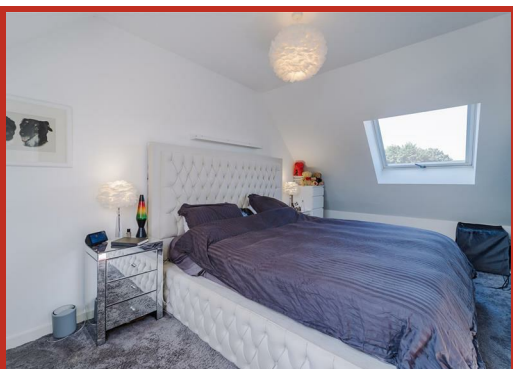


## A BEAUTIFUL THREE BEDROOM PROPERTY IN A SOUGHT AFTER AREA.

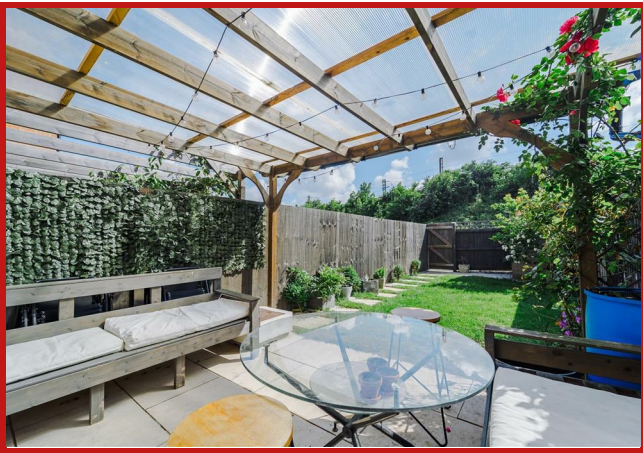
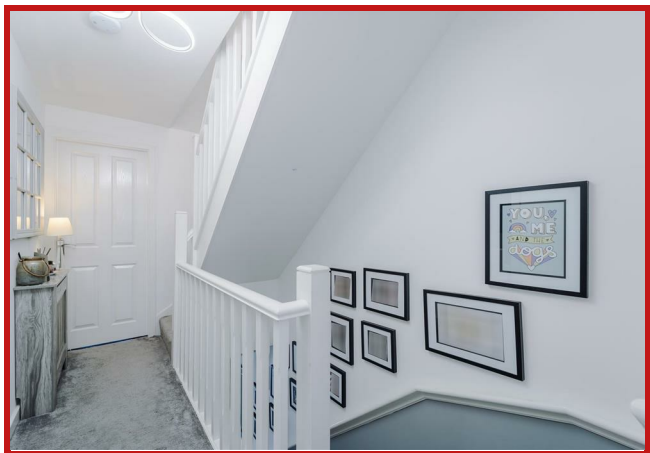
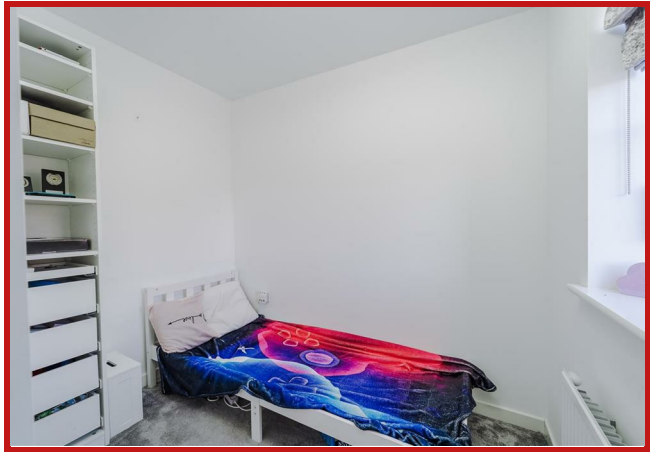
Welcome to this charming three-bedroom terraced house located in the sought-after area of Abram Close, Lancaster. This property boasts a delightful open plan living and kitchen area, perfect for entertaining guests or enjoying family time. One of the highlights of this property is the enviable garden to the rear, providing a tranquil outdoor space where you can relax and unwind. Whether you're a keen gardener or simply enjoy al fresco dining, this garden offers endless possibilities. Situated in a desirable location, this house not only offers comfort and style but also convenience. With three bedrooms, there is ample space for a growing family or for those who require a home office or guest room. Don't miss the opportunity to make this house your home!

The property comprises briefly; entrance into a welcoming hallway that has a door to the reception/kitchen and staircase to the first floor. The reception room also has French doors to the rear and access to a downstairs WC. The first floor landing houses doors on to two bedrooms, a three piece bathroom and staircase to the second floor. The second floor landing has a storage cupboard and open access to the main bedroom. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio and storage shed. The front of the property has bedding areas and there is allocated parking located in the residents car park to the rear of the property, which can be accessed by the back garden gate.

Contact the office to arrange a viewing!



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LA1 5WB



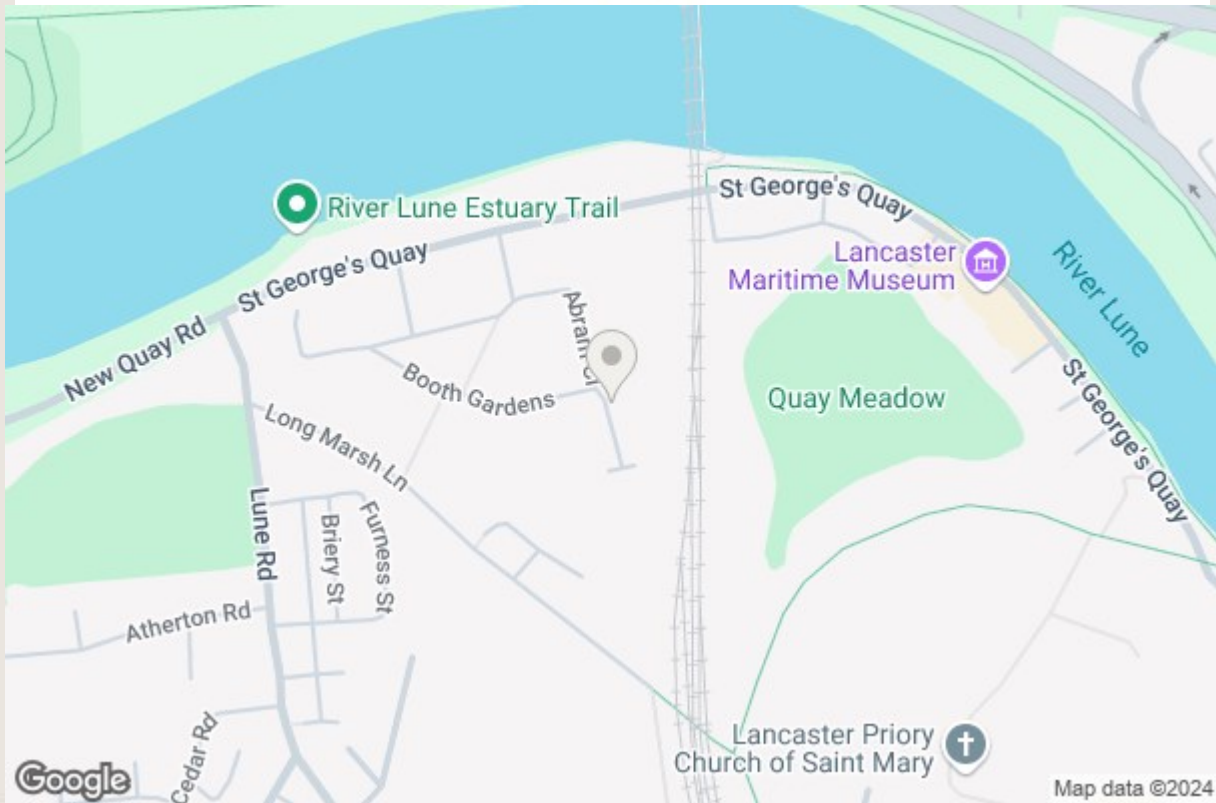
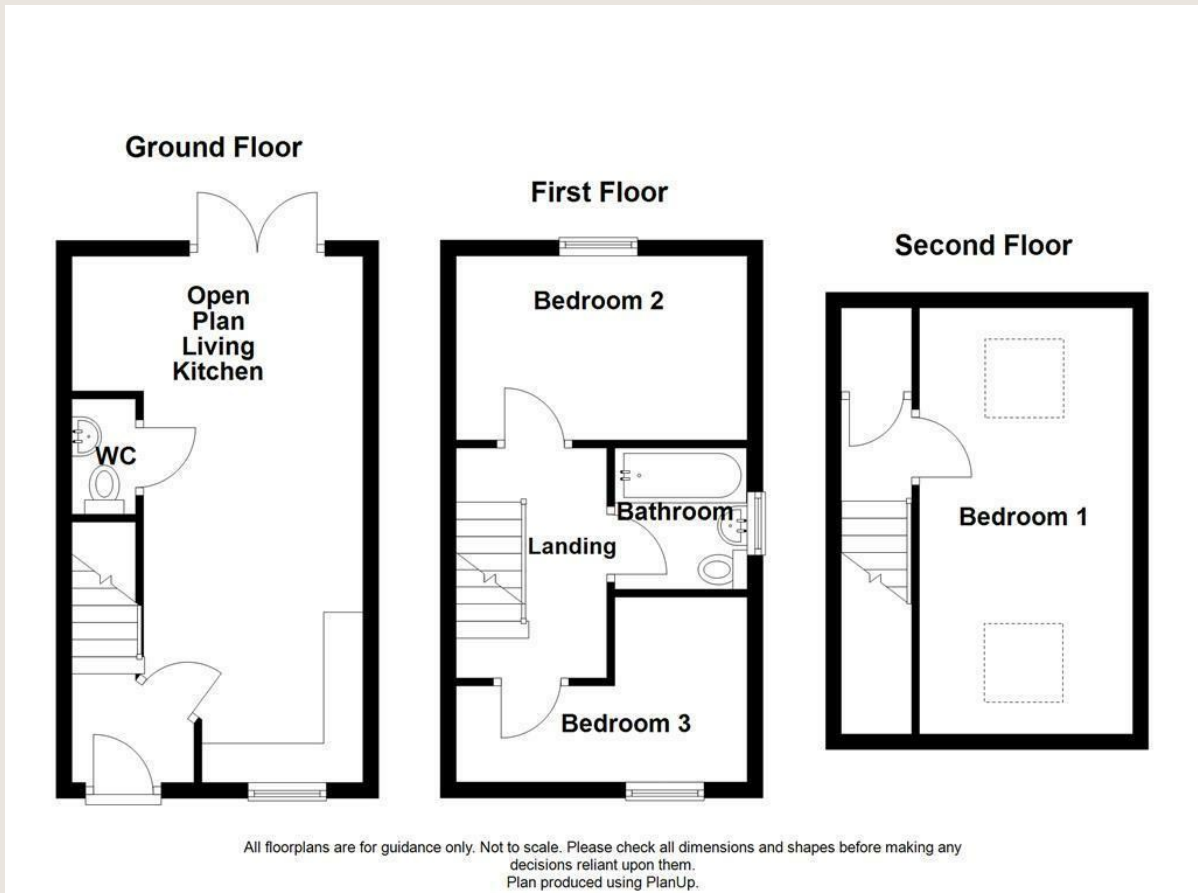
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	