



**GINGER COW**  
ESTATE AGENTS

01234 860215

# Tawny Avenue, Wixams

£260,000

2 1



Step into luxury as you enter this thoughtfully designed coach house, boasting a wealth of features that cater to your every need:

**Bedrooms:** Discover the epitome of comfort with two generously proportioned double bedrooms, providing ample space for relaxation and rejuvenation.

**Living Space:** Entertain in style within the expansive lounge/diner, bathed in natural light thanks to the sky lights and offering a welcoming ambiance for gatherings with loved ones. Whether it's cozy evenings by the TV or lively dinner parties, this space caters to every occasion with grace and elegance.

**Kitchen:** Embrace your inner chef in the separate kitchen, equipped with modern appliances and ample counter space, making meal preparation a delightful experience. From morning coffees to gourmet dinners, this culinary haven is sure to inspire your culinary creations.



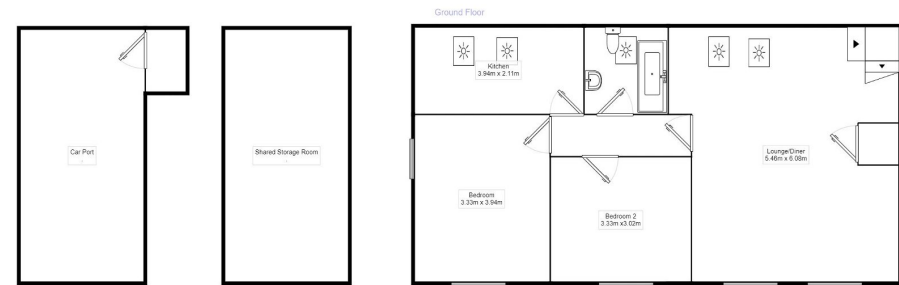


**Floor Area**  
764 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£600 est. per annum

**Ground Rent**  
£N/A per annum



Measurements are approximate. Not to scale. For illustrative purposes only.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	82	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

