



JAMES CARLON



@ james@jamescarlonestates.co.uk

🌐 jamescarlon.exp.uk.com

📞 01952 370 090

Prince Andrew Drive, Telford, TF3 2JT

Offers In Region Of £160,000

2 1 0

- Spacious mid terrace home
- Entrance hall
- Living room
- Dining kitchen
- 2 double bedrooms
- Bathroom with shower over bath
- Separate WC
- Gas fired central heating
- Gardens & private driveway
- No upward chain
- parking



Conveniently positioned for the amenities of the local area including a school, convenience store and bus routes. Telford town centre is also only a few minutes away providing a wide range of shopping and recreational facilities.

This mid terrace home offers surprisingly spacious accommodation which briefly comprises of an entrance hall, living room, and dining kitchen with door leading out into the rear garden.

On the first floor there are 2 double bedrooms, a bathroom with shower over bath, and a separate WC.

Outside to the front there is a private driveway providing parking for 2 vehicles, with a lawn to the side.

To the rear there is paved patio area with steps leading up onto the main lawned area which is edged by flower/shrub borders.





Approx Gross Internal Area
77 sq m / 830 sq ft



First Floor
Approx 38 sq m / 406 sq ft

Ground Floor
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC