



Linn Park, Kingswood, HU7

Offers Over £220,000













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Presenting a end-terraced property, spanning three stories and available for sale without the encumbrance of a chain. The ground floor briefly comprises an inviting entrance hall, a bedroom, a downstairs WC, and a lounge. Ascending to the first floor, one discovers a kitchen/diner, a bathroom, and two bedrooms. The second floor features a master bedroom with an en-suite, accompanied by an additional bedroom. Externally, the property boasts a rear garden, ample parking and 2 garages with power.

Situated in the heart of Kingswood, the property is in a quiet residential area with access to rural walks nearby. Furthermore, it is a short walk or drive to Kingswood shops which feature an ASDA Superstore, clothing retailers, entertainment, and leisure activities. The area itself has strong transport networks and catchment areas for local schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- END-TERRACED
- 4 BEDROOMS
- 2 BATHROOMS
- NO CHAIN
- 2 GARAGES WITH POWER
- AMPLE PARKING

DETAILS

Entrance Hall

Laminate flooring, radiator, stairs leading to the first floor, doors leading to the 4th bedroom and lounge.

Bedroom 4

With carpet flooring, radiator and double glazed window.

Lounge

With carpet flooring, radiator and patio doors leading to the rear garden.

Downstairs WC

With vinyl flooring, WC, wash hand pedestal basin and radiator.

Kitchen/Diner

With carpet & vinyl flooring, double glazed windows. laminate work surfaces, hob, oven, extractor fan, sink/drainage, space for appliances and radiator.

Bathroom

With vinyl flooring, bath tub, WC and wash hand pedestal basin.

Bedroom 3

With carpet flooring, radiator and double glazed window.

Bedroom 2

With carpet flooring, radiator, boiler and double glazed window.

Bedroom 1

With carpet flooring, double glazed window, radiator and door

leading to the en-suite.

En-suite

With vinyl flooring, shower cubicle, wash hand pedestal basin, radiator and WC.

Outside

Externally, the property boasts a rear garden, ample parking and 2 garages with power.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

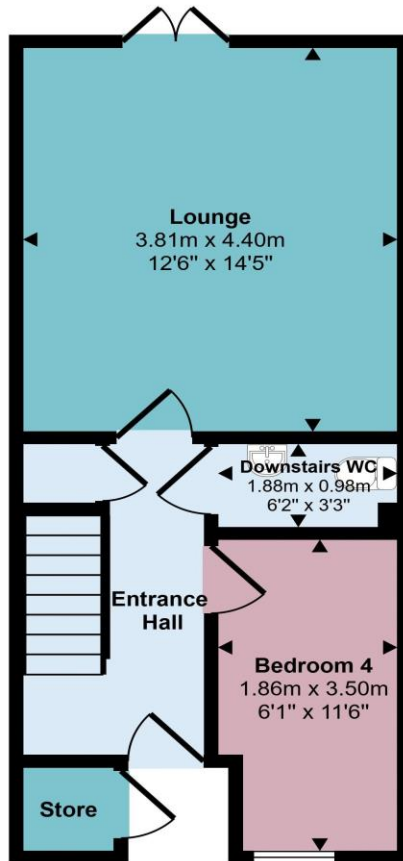
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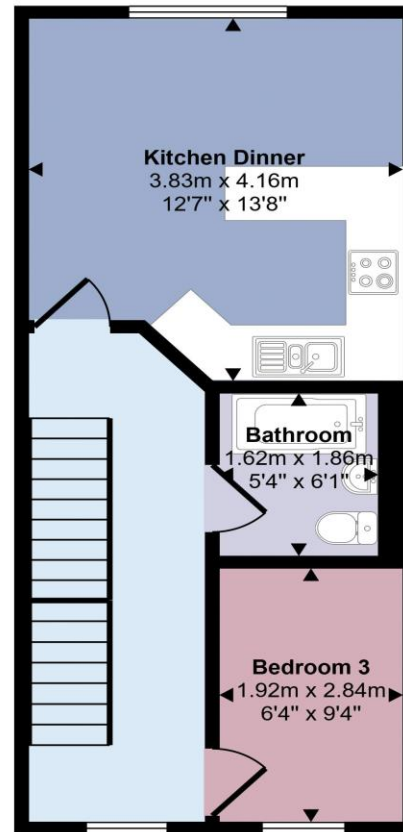
About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

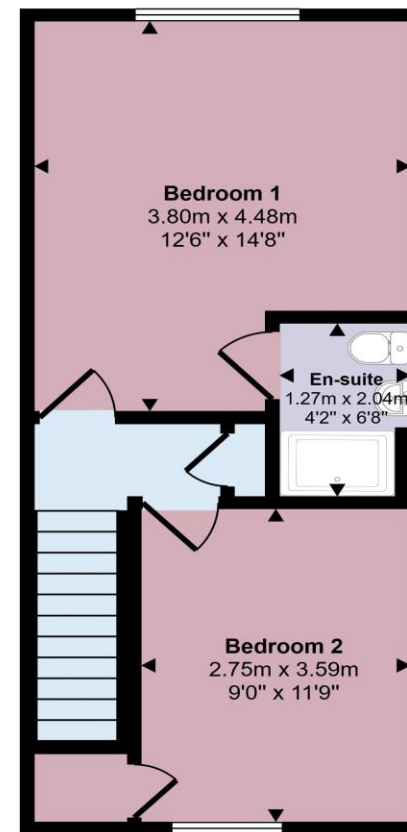
Approx Gross Internal Area
105 sq m / 1125 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft



First Floor
Approx 35 sq m / 381 sq ft



Second Floor
Approx 35 sq m / 380 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.