



Smith & Friends are pleased to offer for sale a three bedroom/ two bathroom mid terrace town house in an attractive pedestrianised location to the front with the benefit of two car parking spaces to the rear, open plan front garden and enclosed low maintenance rear garden.

The property offers spacious accommodation over three floors in good decorative order throughout. Suitable for a wide range of prospective buyers including a family, first time buyer or landlord/ investor looking for a buy to let property.

Longleat Walk is located in the popular Broomhill area of Ingleby Barwick within walking distance of local shops including Tesco, excellent schools for all age groups, a public house, bars and restaurants, regular bus services and an excellent network of roads providing easy access to the surrounding areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises. Ground floor: Entrance Vestibule, spacious Lounge with laminate flooring, Inner Hall with stairs to the first floor and tiled flooring, Cloakroom/ wc with a white suite and tiled flooring and refitted Kitchen/ Dining Room with built in oven and hob, tiled flooring and french doors to the rear garden. First floor: Landing with stairs to the second floor, Bedroom 2, Bedroom 3 with quality fitted wardrobes and Bathroom/ wc with a white suite. Second floor: Landing, Bedroom 1 with en suite Shower Room/ wc with white suite and electric shower.

Early viewing is highly recommended to appreciate the property fully.

**Longleat Walk, Ingleby Barwick, TS17 5BZ**

**3 Bedroom - House - Mid Terrace**

**O.I.R.O £162,500**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



Longleat Walk, Ingleby Barwick, TS17 5BZ

## GROUND FLOOR

### Entrance Vestibule

### Lounge

14'8 x 11'10 (4.47m x 3.61m)

### Inner Hall

### Cloakroom/ wc

4'4 x 3'8 (1.32m x 1.12m)

### Kitchen/ Dining Room

11'10 x 7'10 increasing to 8'10 (3.61m x 2.39m increasing to 2.69m)

## FIRST FLOOR

### Landing

### Bedroom 2

11'10 x 8'10 increasing to 11'10 (3.61m x 2.69m increasing to 3.61m)

### Bedroom 3

11'10 x 7'10 (3.61m x 2.39m)

### Bathroom / wc

7'4 x 5'6 (2.24m x 1.68m)

## SECOND FLOOR

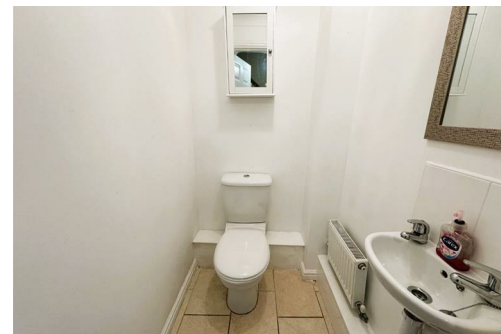
### Landing

### Bedroom 1

8'4 x 13'4 increasing to 17'8 (2.54m x 4.06m increasing to 5.38m)

### En suite Shower Room/ wc

11'10 x 4'6 (3.61m x 1.37m)



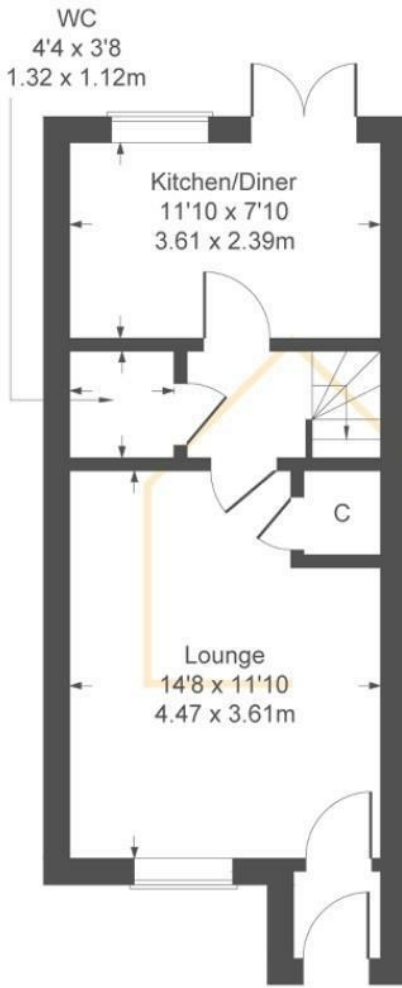
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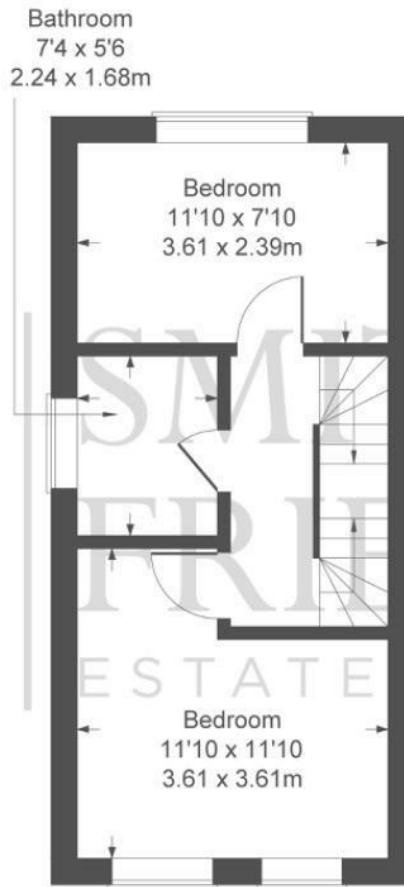
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Longleat Walk

Approximate Gross Internal Area  
886 sq ft - 82 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		78	
(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	

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