



An ideal opportunity for first time buyer or rental investor to purchase this rarely available 1 bedroom end terrace house. Its unique in certain ways as it has a gardens to front and rear in addition parking spaces to the rear. The property is in move in condition and benefits from efficient electric radiators, gas heated hot water and a stylish kitchen and shower room. In addition there is ample storage room with 2 good size cupboards in kitchen and landing as well as a partly boarded loft with fold down ladder. Located in the Lowfields area among other detached properties viewing is highly recommended.

Badger Lane, TS17 0RN
1 Bed - House - End Terrace
£110,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold



Badger Lane, TS17 0RN



Ground Floor



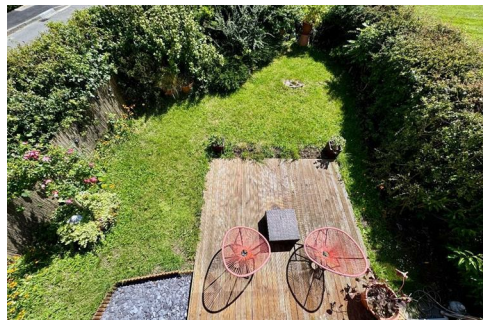
Floor 1

Approximate total area⁽¹⁾
442.18 ft²
41.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE 340



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

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.