

OFFERS IN THE REGION OF

£450,000

Brookland Way

Thurlstone, S36 9AT

PROPERTY SUMMARY

*** Part-Exchange Considered *** This nearly new detached property offers a perfect blend of modern living and picturesque surroundings. Built in 2024 with four double bedrooms and offered for sale with No vendor chain. Occupying a particularly desirable plot and location. Tucked away on the edge of this exclusive development.

4



2



1









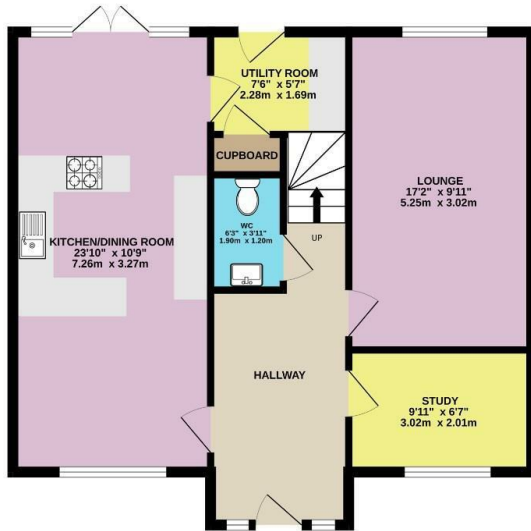
LOCAL AUTHORITY
BMBC

TENURE
Freehold

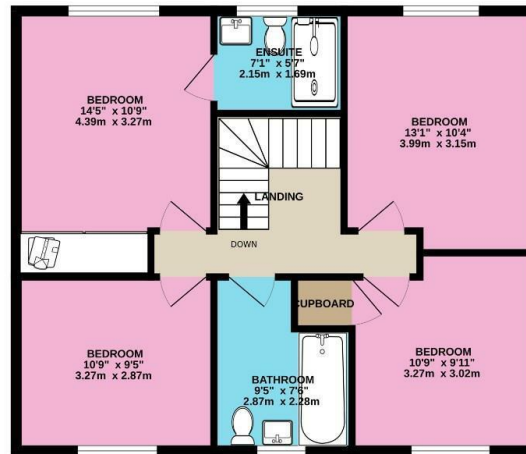
COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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