



Scott Estate

£575,000

A great opportunity to purchase this extended family home situated in the ever popular Scott's Estate. The ground floor has a spacious entrance hall, a large front reception room, extended rear reception and a fitted kitchen providing open plan living plus a South West facing garden and a modern downstairs bathroom. Upstairs are three bedrooms, an upstairs bathroom and more. Early viewing advised.

EPC D

Council tax band D

Scott Estate

Front



Utility room 9'2" x 5'10" (2.8 x 1.8)



Entrance Hall



Reception 2 13'1" x 11'5" (4.00 x 3.5)



Reception 1 17'4" x 11'5" (5.3 x 3.5)



Kitchen 16'8" x 9'6" (5.10 x 2.9)



Scott Estate

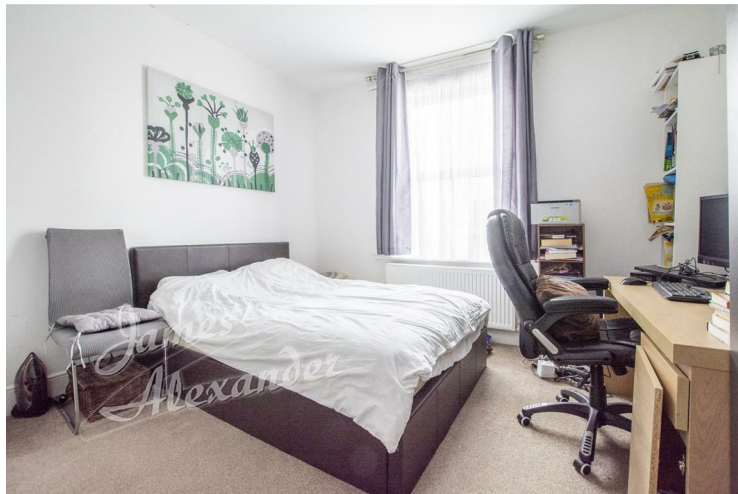
Bedroom 1 17'0" x 11'5" (5.2 x 3.5)



Bathroom 8'2" x 6'2" (2.5 x 1.9)



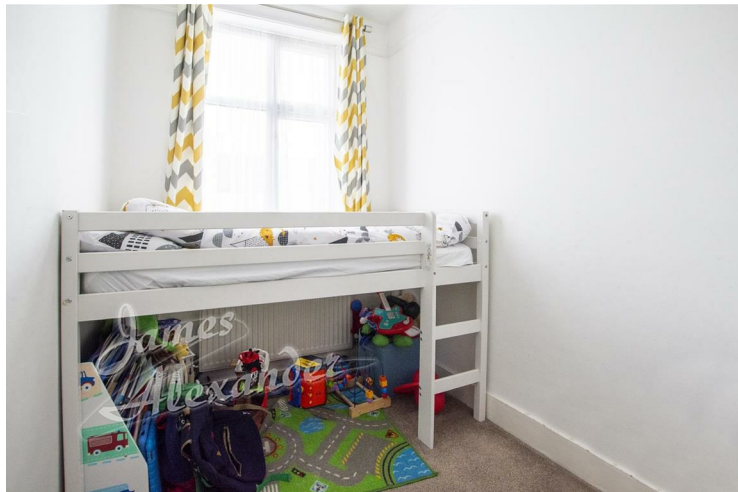
Bedroom 2 12'9" x 11'5" (3.9 x 3.5)



Back



Bedroom 3 8'10" x 6'2" (2.7 x 1.9)

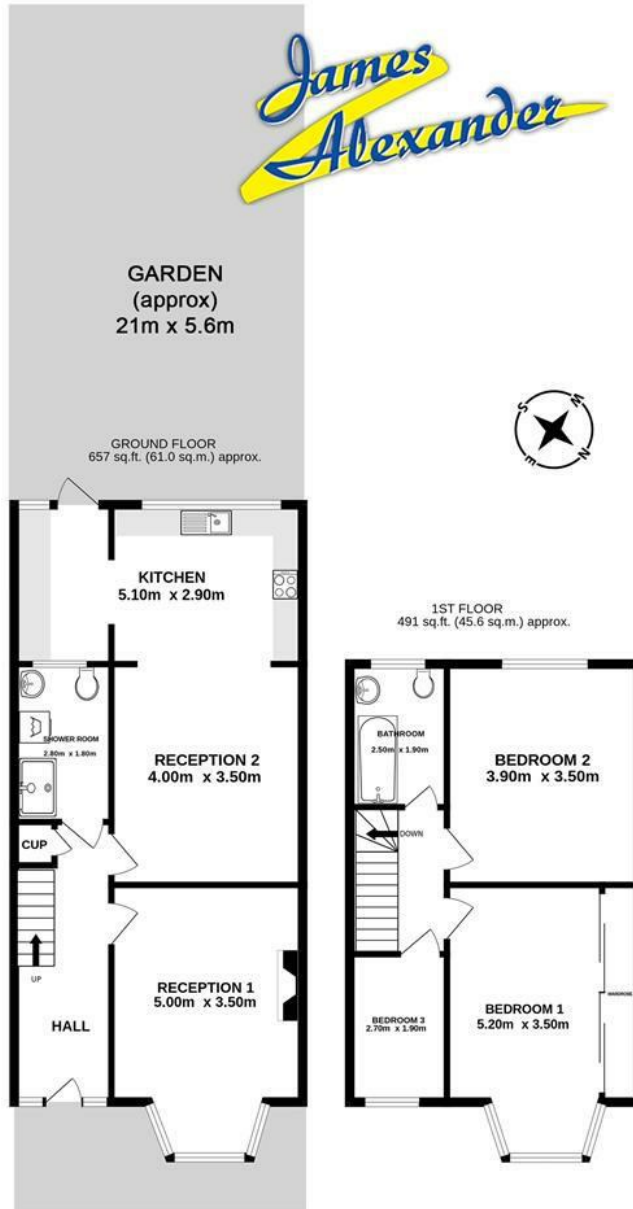


Garden 68'10" x 18'4" (21 x 5.60)



Buyers Guide





TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

