

Galpins Road

£450,000

Lovely 1930's three bedroom family home in a popular location with the added convenience of off st parking.

The property offers two reception rooms, a fitted kitchen, gas central heating, double glazing, an upstairs bathroom and vacant possession.

Council tax band D

EPC Rating TBA

Galpins Road

Entrance

Reception 1 13'9" x 10'9" (4.2 x 3.3)



Bedroom 1 14'1" x 10'5" (4.3 x 3.2)



Reception 2 13'1" x 10'2" (4 x 3.1)



Bedroom 2 12'5" x 10'5" (3.8 x 3.2)



Kitchen 8'10" x 5'10" (2.7 x 1.8)



Bedroom 3 7'6" x 5'10" (2.3 x 1.8)



Galpins Road

Bathroom 7'10" x 5'10" (2.4 x 1.8)



Garden 49'2" x 17'4" (15 x 5.3)



Rear elevation



Buyers Guide

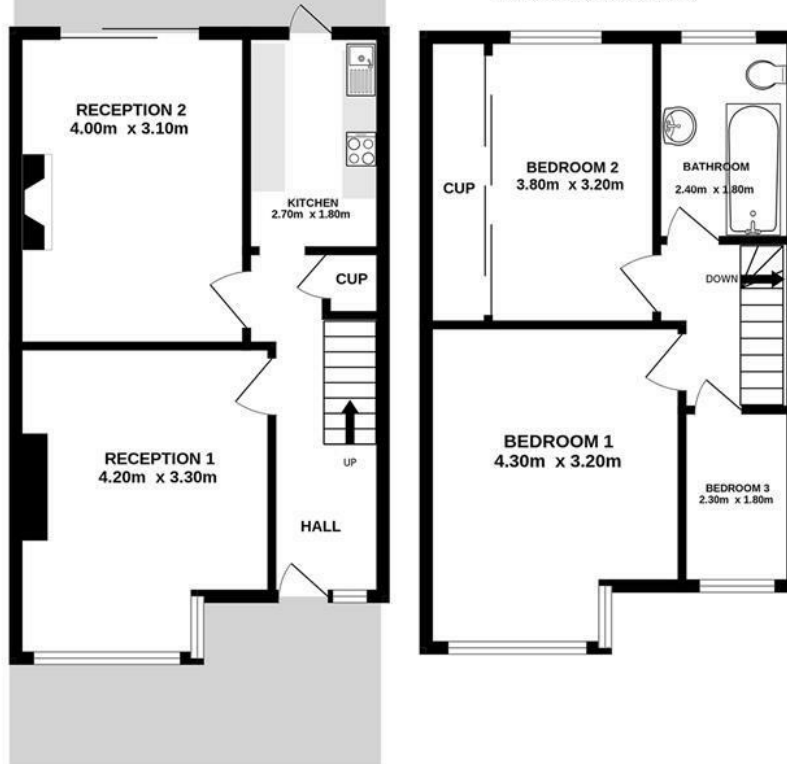


GARDEN
(approx)
15m x 5.3m



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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	

