

HARWOOD

THE ESTATE AGENT

01952 881010

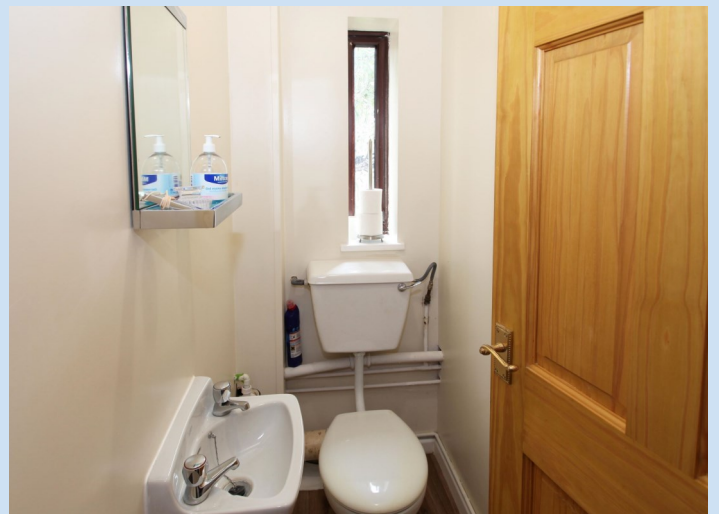
26 Bridgwood, Brookside TF3 1LX



£ 1 5 0 , 0 0 0 region

This tidy three bedroom family home would make a great first time buy or investment. The accommodation includes entrance hallway with W.C., large kitchen/diner and well proportioned lounge. The first floor offers three bedrooms and a family bathroom. There is a low maintenance garden area to the rear with useful brick storage shed and a gate leading through to the communal parking area and garage.

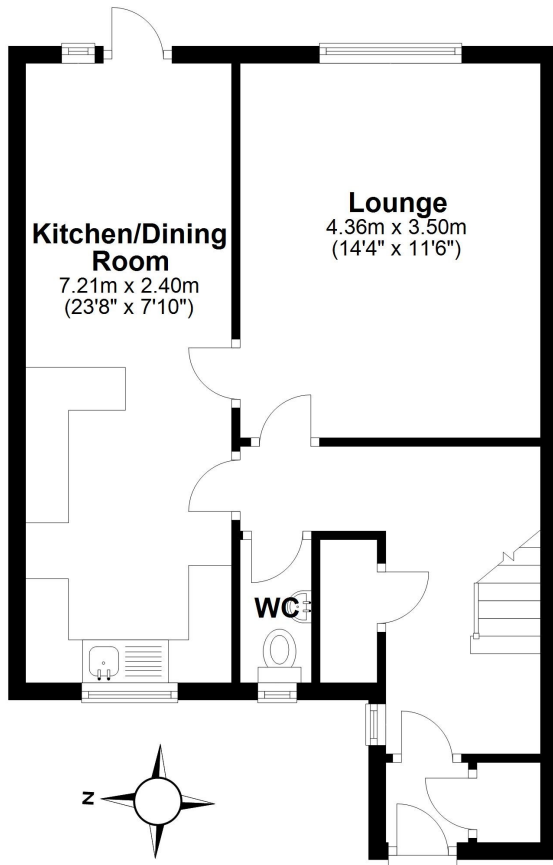
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





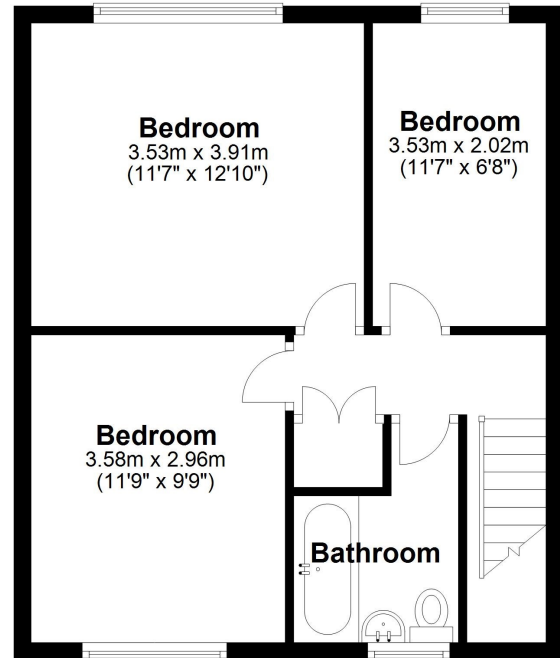
Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 90.0 sq. metres (968.8 sq. feet)

Tenure Freehold **Council tax** A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 19th July 2024