

HARWOOD

THE ESTATE AGENT

01952 881010

14 Harding Wood, Lightmoor TF4 3TT



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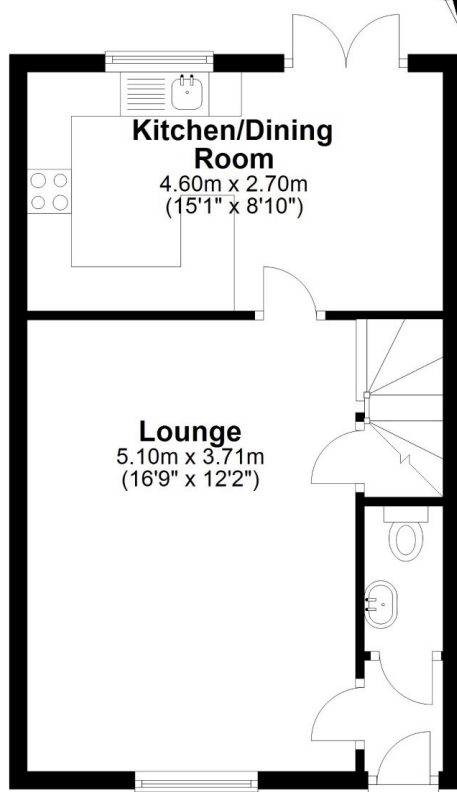
This three bedroom family home is nicely located in Lightmoor with easy access to local schooling and amenities. The accommodation includes a generous lounge, kitchen/diner with double doors out to the rear and guest cloaks. The first floor features three bedrooms, with an ensuite shower room to the principle bedroom, plus family bathroom. Externally there is a low maintenance garden to the rear with patio area, decking and useful garden shed. A gate leads through to allocated parking for two vehicles. There is excellent access to the national road network from the area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

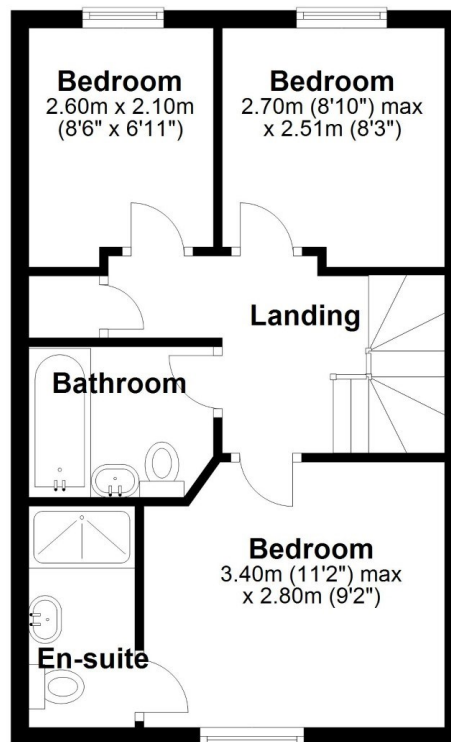




Ground Floor
Approx. 36.9 sq. metres (396.8 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

14 Hardingwood

Tenure Freehold **Council tax** B

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 : 2nd September 2024