

HARWOOD

THE ESTATE AGENT

01952 881010

68 Pageant Drive, Aqueduct TF4 3RG



£ 1 5 6, 9 5 0 region

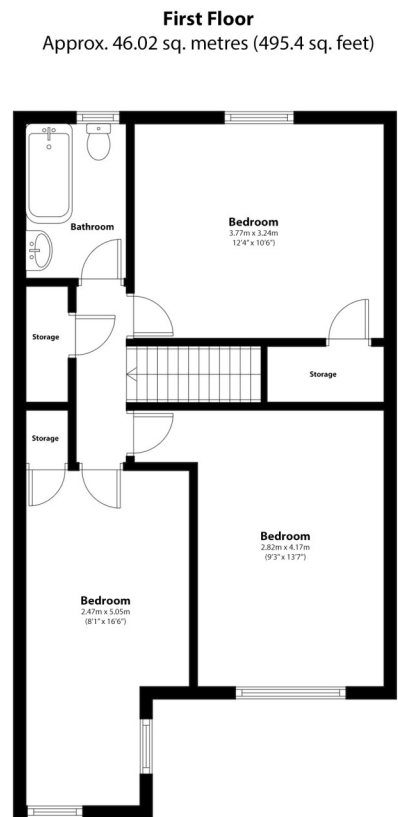
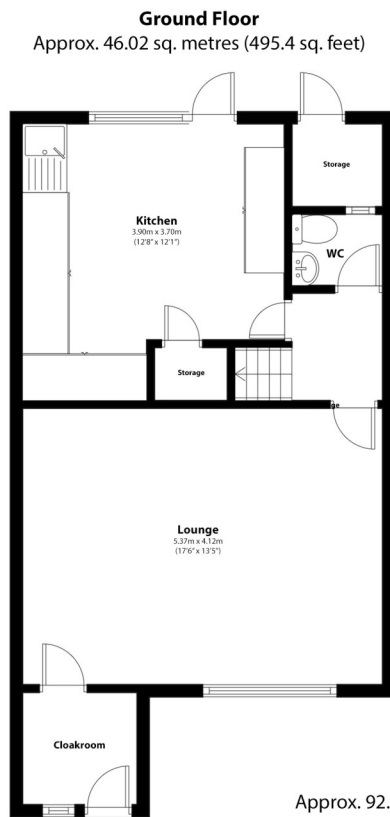
This three bedroom terraced property would make a great first time purchase or rental investment with a expected monthly income of £850.

The accommodation includes inner lobby, spacious lounge/diner, kitchen and W.C. The first floor offers three bedrooms and a family bathroom plus useful storage cupboards in two bedrooms and on landing. There is an enclosed south facing garden to the rear and a useful storage cupboard. Local schooling and amenities are all within easy reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total area
Approx. 92.04 sq. metres (990.8 sq. feet)

Tenure Freehold **Council tax** Band 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 : 20th September 2024