

HARWOOD

THE ESTATE AGENT

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17 Granville St, St Georges TF2 9JS



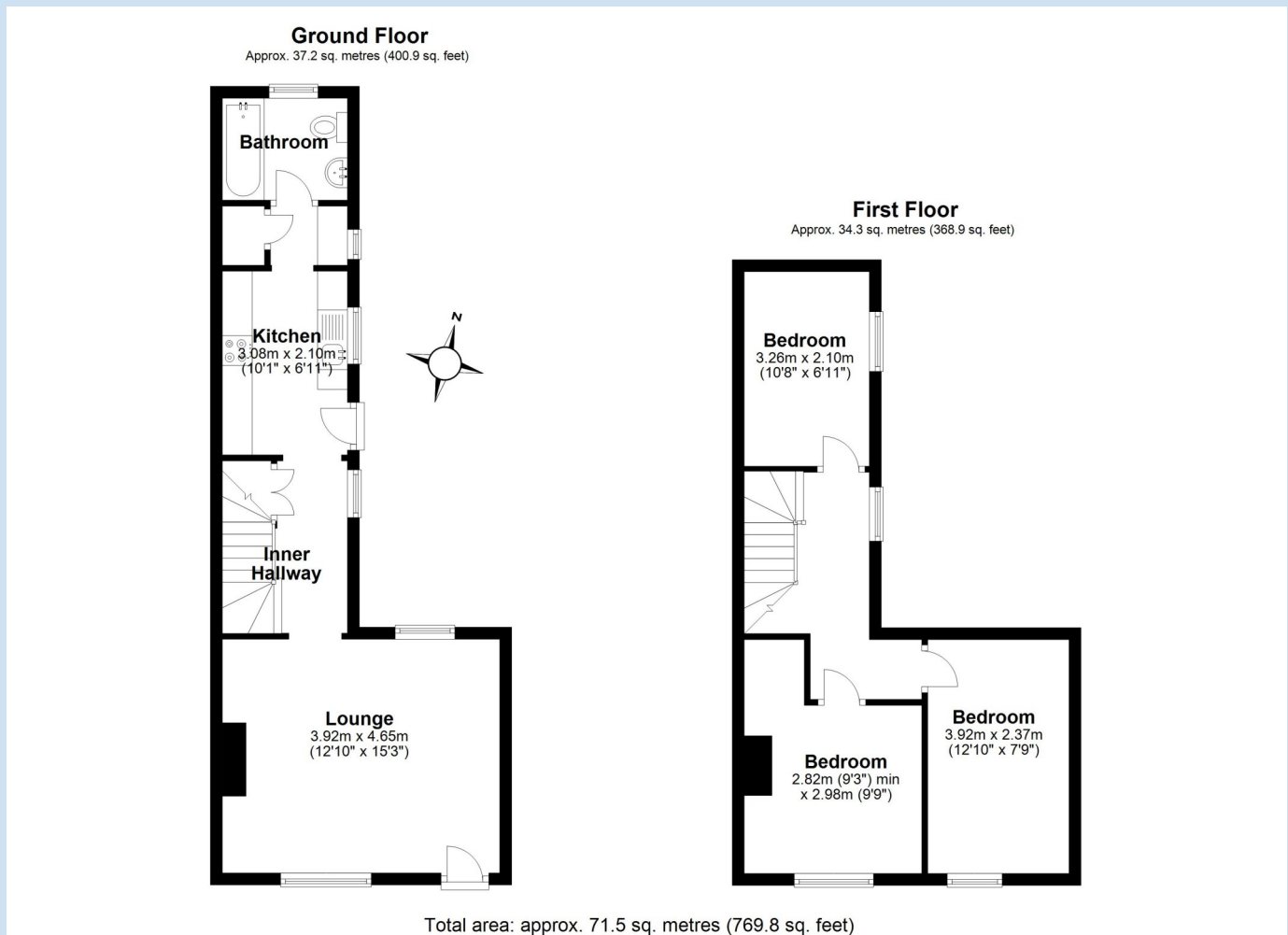
£ 1 7 9, 9 5 0 region

This beautifully presented traditional three bedroom terraced home would make an ideal first purchase. The accommodation includes a comfortable lounge with wood burner, inner hallway, smart kitchen and ground floor family bathroom. The first floor offers three well proportioned bedrooms. Externally there is a generous enclosed garden to the rear with large patio area and lawn. Local schooling and amenities are within easy reach. All in all a very smart property with much to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		







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 : 14th October 2024