

11 Cloisters Way, St Georges TF2 9FY



£ 3 1 4, 9 5 0 r e g i o n

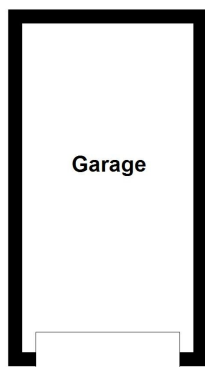
This four-bedroom detached home offers spacious and modern living throughout and features a single garage and enclosed garden, perfect for outdoor relaxation. The ground floor boasts a generously sized lounge, ideal for entertaining or unwinding, alongside a stylish and functional kitchen and separate dining room with ample space for family meals. Upstairs, the master bedroom includes a private en-suite for added convenience, while three additional bedrooms provide flexibility for family living, guests, or a home office. A contemporary main family bathroom completes the upper level, ensuring comfort for all. The convenient location offers easy access to local supermarkets and the national road network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



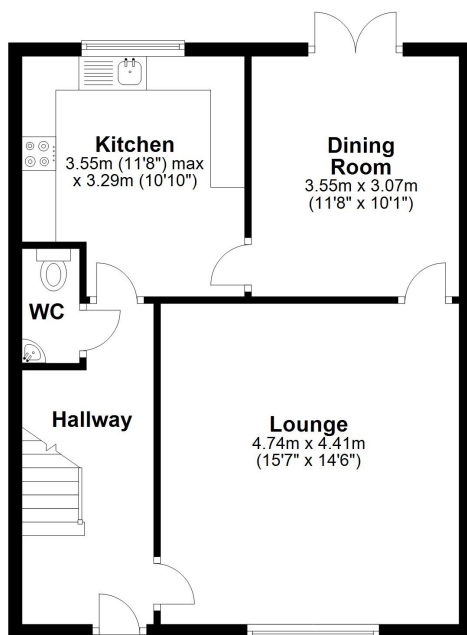
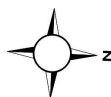






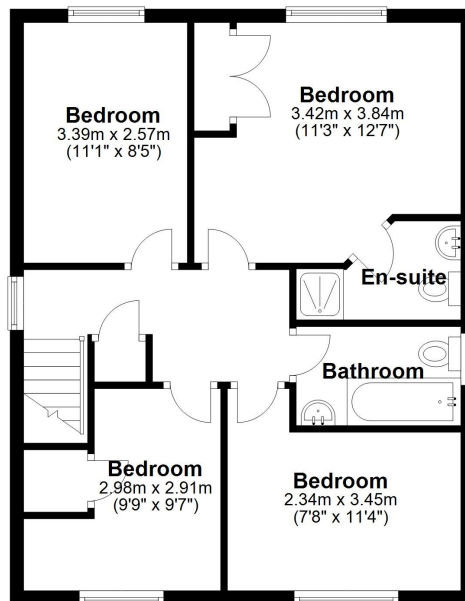
Ground Floor

Approx. 66.5 sq. metres (716.0 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 120.8 sq. metres (1300.6 sq. feet)

Tenure Freehold **Council tax** Band D

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 : 4th February 2025