

HARWOOD

THE ESTATE AGENT

01952 881010

107 New St, St. Georges TF2 9AP



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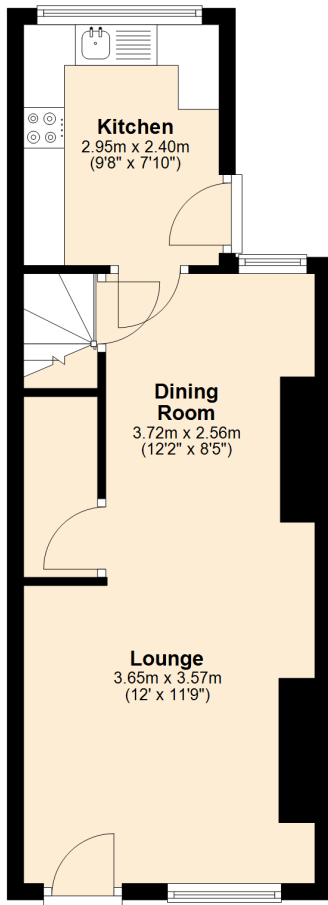
This traditional two-bedroom terraced home presents an excellent opportunity, whether as a first-time purchase or a sound rental investment. The accommodation is well laid out, featuring a spacious open-plan lounge and dining area that provides a welcoming and versatile living space, a practical kitchen, two well-proportioned double bedrooms, and a family bathroom. To the rear, the property benefits from a generous garden, offering plenty of outdoor space for relaxation, entertaining, or further landscaping. Situated in a convenient location, the home is close to local schools, shops, and everyday amenities, while also benefiting from excellent transport links, making it ideal for commuters as well as families. This property combines traditional charm with practical living, making it a superb choice for a variety of buyers.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



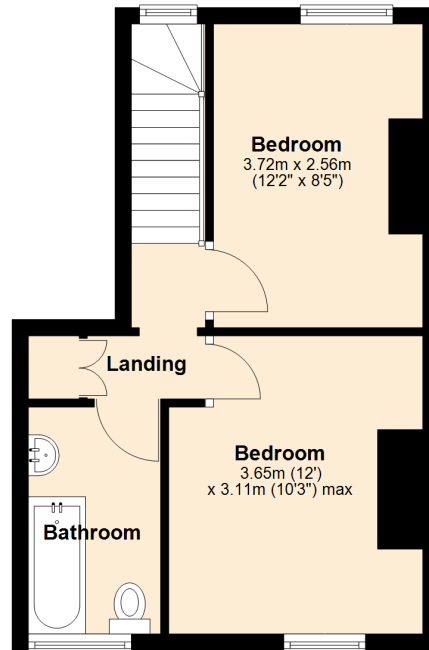
Ground Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 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 : 22nd August 2025