



Low Ash Grove, Wrose,

£165,000

- * SEMI DETACHED * THREE BEDROOMS * CORNER PLOT * NO CHAIN *
- * MODERN BATHROOM * POPULAR LOCATION * GARDENS & GARAGE *
- * IDEAL FOR EXTENDING - subject to any relevant planning consents *

Available with no onward chain, is this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, kitchen, three bedrooms and modern house bathroom.

To the outside there are gardens to three sides, driveway and garage.



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Entrance

With radiator.

Lounge

11'8" x 14'2" (3.56m x 4.32m)

Having a black pebble effect electric fire, radiator.



Kitchen

14'10" x 7'7" (4.52m x 2.31m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, plumbing for auto washer, store cupboard.

First Floor Landing

Bedroom One

11'3" x 8'10" (3.43m x 2.69m)

With radiator.



Bedroom Two

8'1" x 8'10" (2.46m x 2.69m)

With radiator.

Bedroom Three

7'9" x 5'8" (2.36m x 1.73m)

With radiator.



Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to three sides, driveway and a garage.

Directions

From our office in Idle village proceed straight ahead up the High Street, at the top continue onto Westfield Ln, turn right onto Wrose Rd, right onto Low Ash Rd, left onto Low Ash Grove, left to stay on Low Ash Grove and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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