



Cheltenham Road, Wrose,

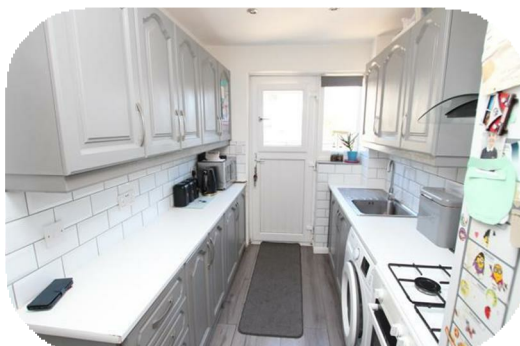
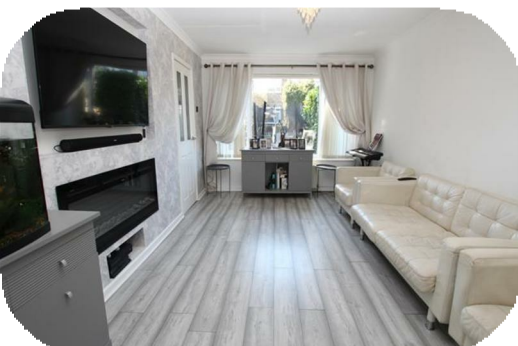
£169,950

- * END TOWN HOUSE * THREE BEDROOMS * GARDENS TO THREE SIDES *
- * POPULAR LOCATION * MODERN BATHROOM * OFF-SITE GARAGE *
- * ON - STREET PARKING *

A fantastic opportunity for either first time buyer or young family to purchase this delightful three bedroom end town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining area, fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens to three sides and an off-site garage.



Reception Hall

Lounge

15'2" x 11'10" (4.62m x 3.61m)

With media wall, laminated wood floor, radiator.

Kitchen

10'5" x 6'10" (3.18m x 2.08m)

Fitted kitchen having a range of grey wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, heated towel rail.

Dining Room

10'8" x 7'10" (3.25m x 2.39m)

With radiator and upvc patio doors to rear garden.

First Floor Landing

Bathroom

Modern three piece white suite, tiled walls and heated towel rail.

Bedroom One

12'5" x 9' (3.78m x 2.74m)

Built in wardrobes, radiator.

Bedroom Two

11'5" x 9'1" (3.48m x 2.77m)

With radiator.

Bedroom Three

8' x 6' (2.44m x 1.83m)

With radiator.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there are garden to three sides and an off-site garage.

Directions

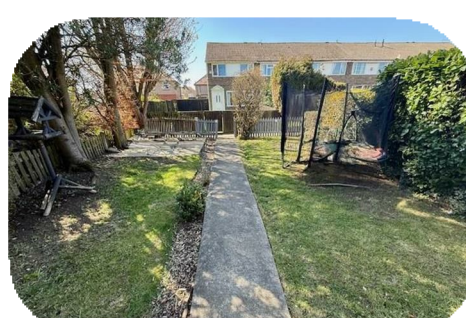
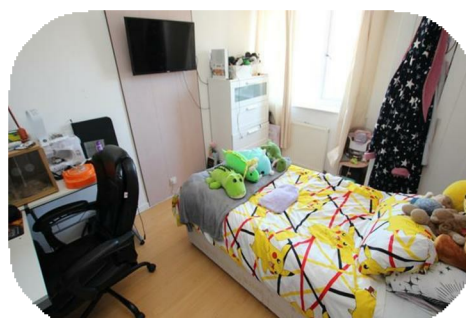
From our office in Idle village take the left into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit into Wrose Road, proceed straight ahead at the traffic lights with Kings Road and shortly after take the left into Livingstone Road, Livingstone Road turns left and becomes Cheltenham Road, continue on Cheltenham Road and the property will shortly 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 plus) 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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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