



Claremont Road, Wrose

£200,000

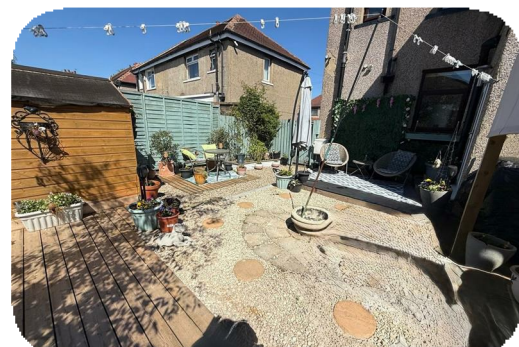
* EXTENDED SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS *
* MODERN KITCHEN * BLOCK PAVED DRIVE * LANDSCAPED GARDEN * POPULAR LOCATION *

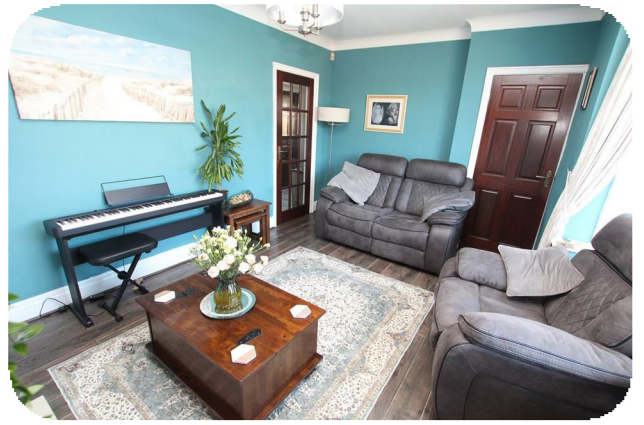
Occupying a sought after residential location, is this delightful extended semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance hall, lounge, modern fitted kitchen with separate dining area, three first floor bedrooms (bedroom three currently used as a walk-in wardrobe), en-suite shower room and a modern house bathroom.

To the outside there is a block paved drive for ample parking, enclosed landscaped garden to the rear with garden pond.





Entrance

Lounge

12' x 15'1" (3.66m x 4.60m)

With a coal effect electric fire in feature fireplace surround, laminated wood floor, bay window and radiator.

Kitchen

12'9" x 7'6" (3.89m x 2.29m)

Modern fitted kitchen having a range of grey wall and base units incorporating laminated sink unit, electric cooker, part tiled walls, radiator and store cupboard.

Dining Area

8'2" x 7'8" (2.49m x 2.34m)

With laminated wood floor, radiator, upvc French doors to rear garden.

First Floor Landing

Bathroom

Modern three piece white suite, tiled walls and floor, radiator.

Bedroom One

11'3" x 9'2" (3.43m x 2.79m)

With radiator and partition doors to bedroom three;

Bedroom Three

6'8" x 6'3" (2.03m x 1.91m)

Currently used as a walk-in wardrobe. With radiator.

Bedroom Two

12'2" x 8'3" (3.71m x 2.51m)

With radiator.

En Suite Shower Room

Three piece modern suite, radiator.

Exterior

To the outside there is a block paved driveway providing off-road parking to the front, together with an enclosed landscaped garden to the rear with patio and pond.





Directions

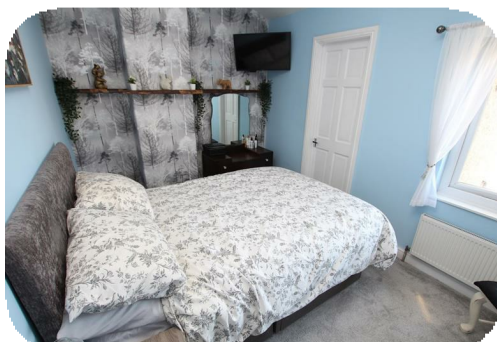
From our office in Idle village continue straight onto High St, continue straight onto Westfield Ln, turn left onto Wrose Rd, right onto Claremont Rd and the property will shortly be seen displayed via our For Sale board.

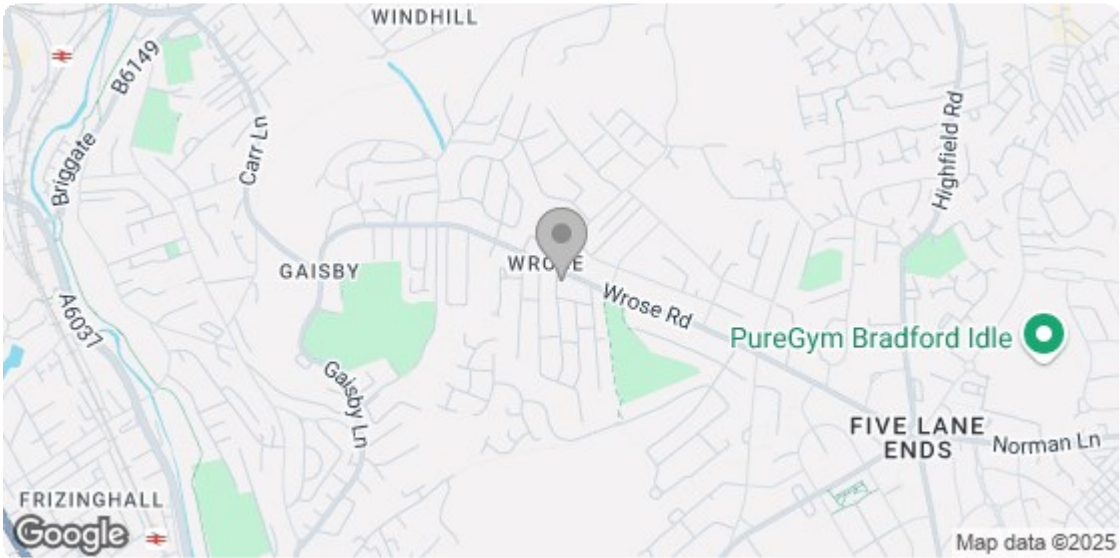
TENURE

FREEHOLD

Council Tax Band

B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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.

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