



## Lamb Close, offers in excess of £190,000

- No Onwards Chain
- Modern Kitchen Diner
- Front and Rear Garden
- Close to Local Amenities
- Excellent Transport Links
- Council Tax C
- EPC Rating: D



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## About the property

For sale is this beautifully neutrally decorated terraced house, an ideal property for families, couples, and sharers alike. The house comprises three bedrooms, a modern kitchen, and a reception room.

The master bedroom and the second bedroom are both generously sized with ample natural light, offering a peaceful and relaxing atmosphere. The third bedroom also benefits from natural light, making it an ideal space for a home office or guest room.

The kitchen is the heart of this home, boasting modern appliances, a utility room, and a dining space. It has been recently refurbished to a high standard, offering a contemporary and inviting space for cooking and entertaining.

In addition to the interior features, this property also offers a reception room characterised by large windows providing a wonderful garden view. This room is perfect for unwinding or hosting guests, with its stunning views adding an extra layer of tranquillity to the space.



## Accommodation

### Entrance Hallway

### Living Room

22' 1" x 12' 2" ( 6.73m x 3.71m )

### Kitchen/Diner

9' 8" x 22' 2" ( 2.95m x 6.76m )

### Utility

### Wc

### Bedroom One

10' 11" x 13' 2" ( 3.33m x 4.01m )

### Bedroom Two

8' 2" x 14' 7" ( 2.49m x 4.45m )

### Bedroom Three

7' 10" x 7' 9" ( 2.39m x 2.36m )

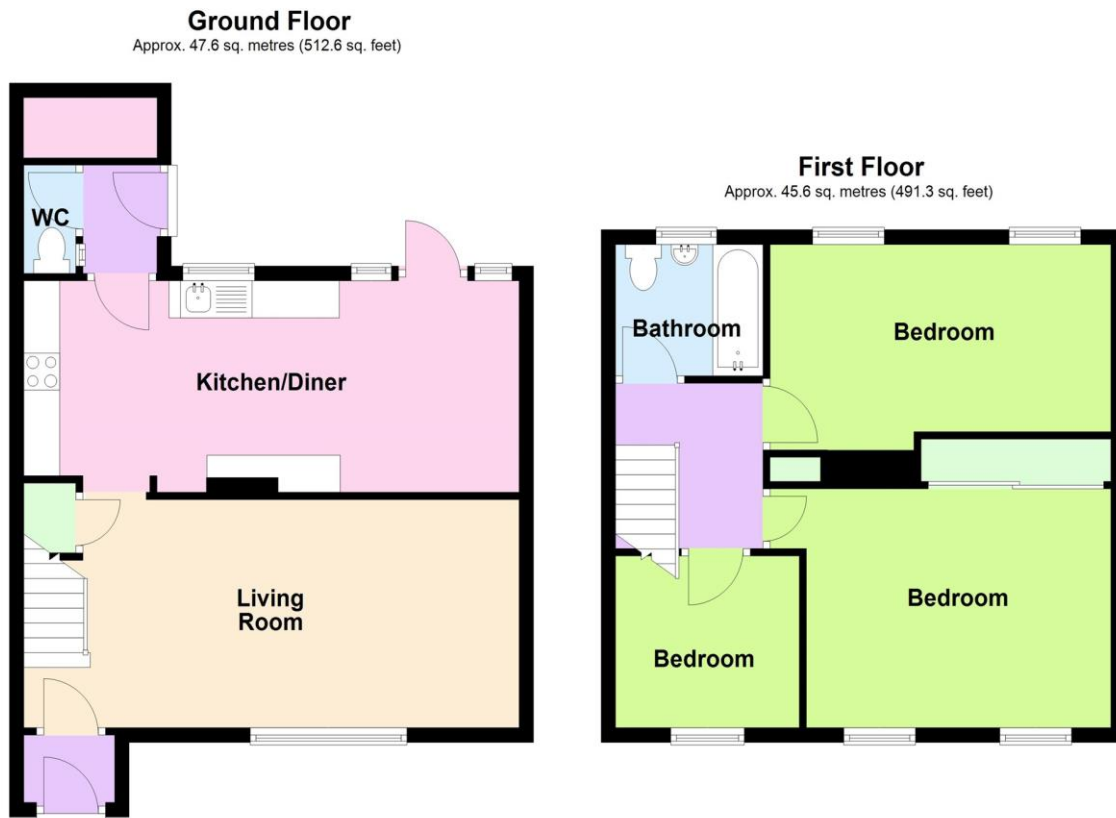
### Bathroom

### Outside

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## Floorplan



Total area: approx. 93.3 sq. metres (1003.9 sq. feet)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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