



## Squires Close, ##Invalid offers in the region of £250,000

- No Onwards Chain
- Off Road Parking
- Front and Rear Garden
- Master Bedroom with Ensuite
- Sought After Location
- Close to Local Amenities
- EPC Rating: C



 3  2  1





## About the property

Presenting a fantastic end of terrace house for sale. The property is neutrally decorated, providing a perfect canvas for you to add your personal touch. The house boasts three bedrooms, a single kitchen, and a reception room, offering adequate space for a family to live comfortably.

The master bedroom comes with an en-suite for added convenience, while the second bedroom is a double room, perfect for guests or family members needing a little more space. The third bedroom is a single, an ideal choice for a child's room or a home office.

The kitchen is flooded with natural light, creating a bright and inviting space to prepare meals. The reception room is a standout, featuring large windows and direct access to the garden. This room is sure to become the social hub of the house, where you can entertain guests or spend quality time with your family.

One of the unique features of this property is the off-street parking, providing secure space for your vehicle. Additionally, the house comes with a garden, offering a private outdoor space for relaxation or children's play.

Location-wise, this property is in a sought-after area, well-connected with public transport links and surrounded by local amenities. Schools are nearby, making it an excellent choice for families.

**AGENTS NOTE** - The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with



## Accommodation

**Entrance Hallway**

**Wc**

**Kitchen**

11' 9" x 8' 10" ( 3.58m x 2.69m )

**Living Room**

14' 10" x 12' ( 4.52m x 3.66m )

**Bedroom One**

11' 1" x 10' 3" ( 3.38m x 3.12m )

**Ensuite**

**Bedroom Two**

8' 7" x 7' 1" ( 2.62m x 2.16m )

**Bedroom Three**

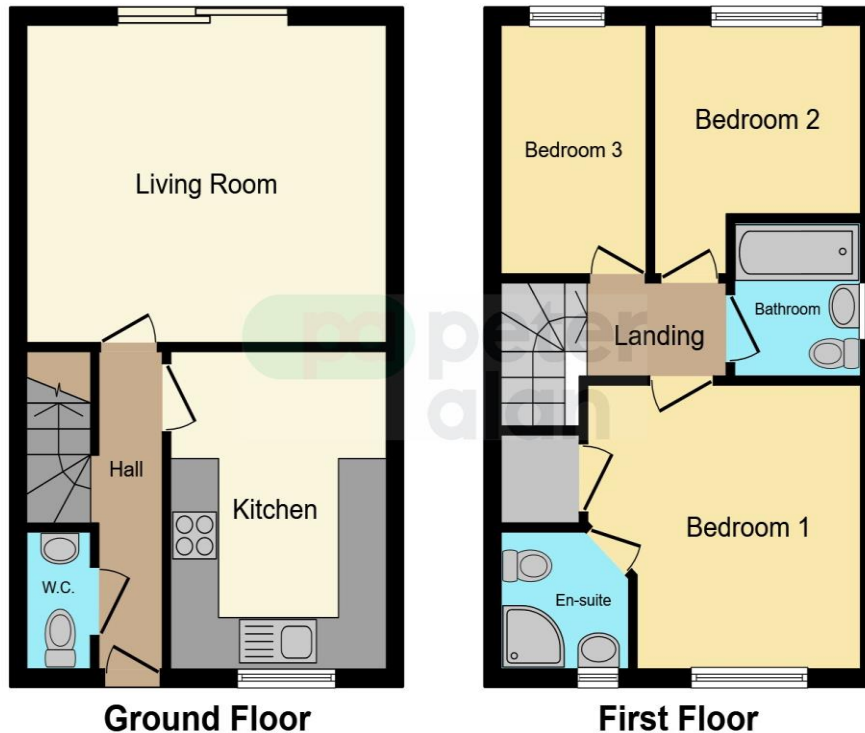
9' 5" x 6' ( 2.87m x 1.83m )

**Bathroom**

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

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