

# Roding Close, offers over £190,000

- Immaculate condition throughout
- Three well-proportioned bedrooms
- · Large windows, abundant natural light
- Modern contemporary kitchen
- South facing private garden
- council tax band B
- EPC Awaiting
- EPC Rating: C









# About the property

This immaculate three-bedroom terraced house offers spacious, stylish living with a sunlit open-plan reception, modern kitchen, south-facing garden, and excellent access to transport, schools, and local amenities—making it ideal for families, first-time buyers, or investors.

# **Accommodation**

#### **Kitchen**

8' 9" x 23' 3" ( 2.67m x 7.09m )

#### **Living Room**

11' 5" x 23' 3" ( 3.48m x 7.09m )

#### Bedroom 1

9' 2" x 11' 8" ( 2.79m x 3.56m )

#### Bedroom 2

11' 5" x 10' 5" ( 3.48m x 3.17m )

#### Bedroom 3

5' 6" x 13' 8" ( 1.68m x 4.17m )

#### **Shower Room**







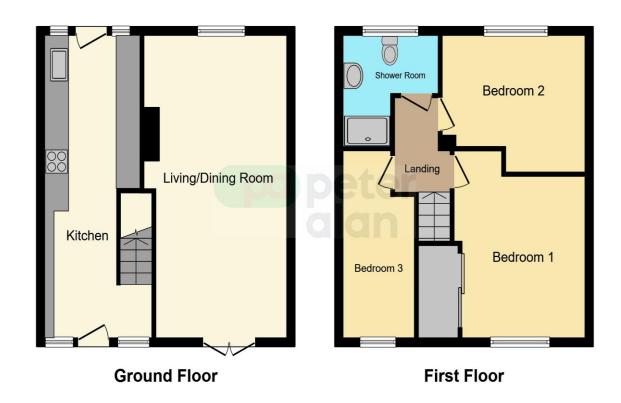




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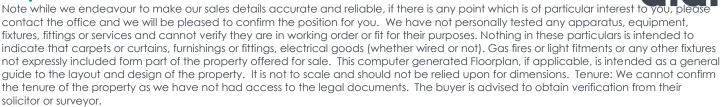


## **Floorplan**



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

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