



## 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



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## 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





## Floorplan



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