



Picca Close

guide price £280,000

- COUNCIL TAX BAND - D
- NHBC GUARANTEE
- OFF ROAD PARKING
- LARGE GARDEN
- EN-SUITE
- CLOAKROOM
- THREE BEDROOMS
- EPC Rating: B

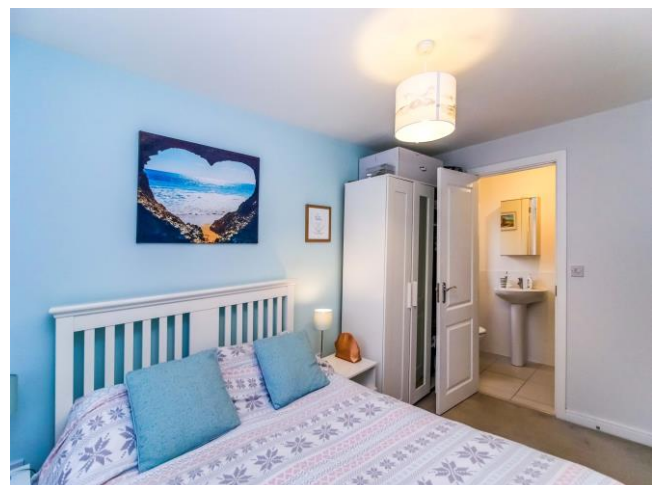


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About the property

THREE BEDROOM family home in sought after location. Boasting EN-SUITE, REAR GARDEN and CLOAKROOM. Well presented throughout and still under NHBC guarantee!! Call today to arrange your viewing!!!





Accommodation

Hallway

Living Room

14' 10" x 17' 3" (4.52m x 5.26m)

Kitchen / Diner

14' 10" x 9' 1" (4.52m x 2.77m)

Cloakroom

Rear Garden

Bedroom One

8' 1" x 9' 10" (2.46m x 3.00m)

En-Suite

Bedroom Two

12' x 8' 1" (3.66m x 2.46m)

Bedroom Three

6' 3" x 8' 7" (1.91m x 2.62m)

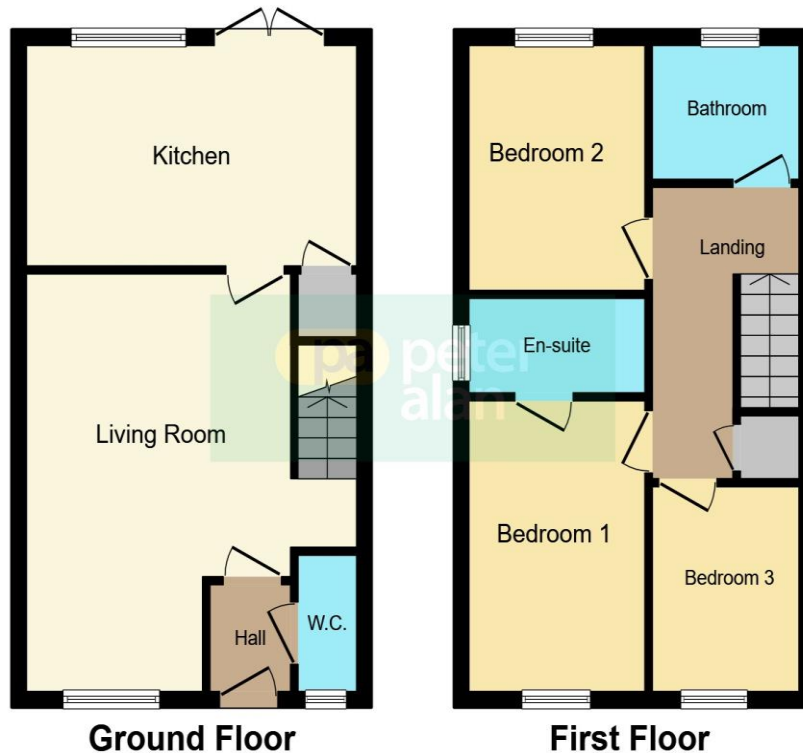
Bathroom

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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