



## Caerau Lane, offers in the region of £260,000

- Off road parking
- Kitchen/diner
- Utility room
- Cloakroom
- Landscaped Garden
- Larger than average Bathroom
- EPC Rating: D
- Council Tax C



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## About the property

Fantastic first time buy FAMILY HOME!! Move straight in to this well presented property perfect for a growing family with large LIVING ROOM and OPEN PLAN KITCHEN/DINER as well as UTILITY ROOM and CLOAKROOM. Three BEDROOMS and Large Bathroom. Call today!

You don't have to lift a finger here, simply move in and make yourself at home!

Off Road parking to the front let's make our way inside....

In brief the property comprises of Entrance Hallway, Lounge, Outhouse and utility room, cloakroom, Kitchen/Diner leading out to landscaped rear garden, the upstairs is complete with three bedrooms and family bathroom.

Call today to book your appointment.



## Accommodation

### Living Room

13' 8" x 11' 7" ( 4.17m x 3.53m )

### Kitchen Diner

20' 8" x 9' 11" ( 6.30m x 3.02m )

### Cloakroom

### Utility Room

### Bedroom One

12' 7" max x 11' 8" max ( 3.84m max x 3.56m max )

### Bedroom Two

11' 9" x 9' 3" ( 3.58m x 2.82m )

### Bedroom Three

12' 8" x 8' 5" ( 3.86m x 2.57m )

### Bathroom

12' 8" x 8' 5" ( 3.86m x 2.57m )

02920 397077

victoriapark@peteralan.co.uk

## Floorplan

## 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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