



## Greenway Court, £169,995

- Good sized rear garden
- Off road parking
- Ideal First Time Buy
- Council tax C
- Viewing advised
- EPC Rating: Awaited



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## About the property

Briefly comprising of front porch, living room, kitchen, landing, 2 bedrooms, bathroom, enclosed rear garden, driveway to front. Close to local amenities; shops, parks, main supermarkets, link roads leading to M4 corridor, public transport routes. \*Call 01446 733224\*

## Accommodation

### Entrance Porch

UPVC door, fitted storage cupboard

### Lounge

13' 3" x 12' 10" max ( 4.04m x 3.91m max )

tv point, power points, radiator, laminate floor, window to front

### Kitchen

12' 9" x 8' 6" ( 3.89m x 2.59m )

matching wall and base units, complimentary work tops, inset sink, drain and mixer tap, gas hob and oven, space for utilities, power points, window to rear, door to rear garden

### Landing

carpet, loft hatch, fitted cupboard



## Bedroom 1

12' 10" max x 10' 6" ( 3.91m max x 3.20m )

fitted cupboard, carpet, power points, radiator, 2 x windows to front

## Bedroom 2 + Wardrobe

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

fitted cupboard, carpet, power points, radiator, window to rear

## Bathroom

w.c , wash hand basin, bath with over head shower, tiled walls, radiator, window to rear

## Rear Garden

patio, laid to lawn, outside tap, fence gate to rear lane

## 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.