



London Road

£2,200

*Three bedroom modern family home with very low running costs situated in the popular Rowan Park Development. Benefits include gas central heating, downstairs cloakroom and pretty rear garden. Unfurnished and available from end of May 2024
EPC rating C, Council tax band D*

London Road

Through Lounge

Lounge area 16'4" x 14'9" (5 x 4.5)

Kitchen 16'4" x 8'10" (5 x 2.7)

WC 5'10" x 4'7" (1.8 x 1.4)

Landing

Bedroom 1 16'4" x 9'10" (5 x 3.)

Bedroom 2 12'1" x 6'6" (3.7 x 2)

Bedroom 3 9'6" x 7'6" (2.9 x 2.3)

Bathroom 7'2" x 6'6" (2.2 x 2)

Garden 23'3" x 17'0" (approx) (7.1 x 5.2 (approx))

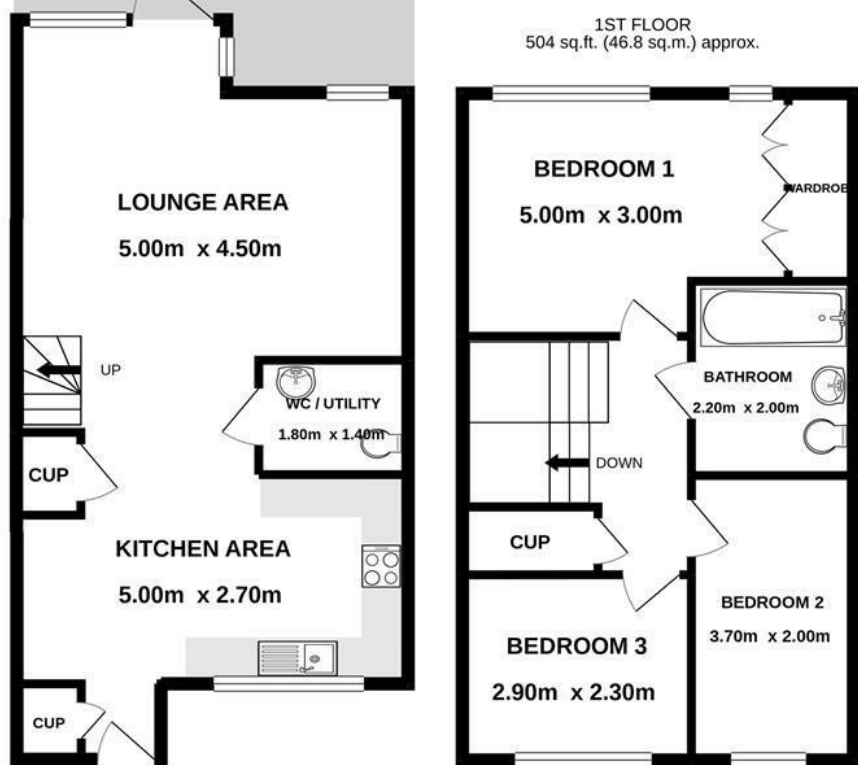


GARDEN
(approx)
7.1m x 5.2m



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

