



Price £1100

A charming three bedroom family home at an affordable price. Offering generous room sizes the property also boasts a quiet position as it backs on to woodland and is on a walk way away from traffic. Accommodation comprises: entrance hall, open plan lounge and dining room, fitted kitchen, three bedrooms and a modern bathroom. Outside there are gardens both front and rear with the rear garden being low maintenance. Other benefits include gas central heating and double glazing.



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 PROPERTY ACADEMY

Ingra Walk, Roborough, PL6 7DF

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Entrance hall

Single radiator. Stairs rise to the first floor with understairs storage cupboard. Laminate flooring.

Lounge 3.79m (12'5") x 3.27m (10'9")

Double glazed window to the rear aspect. Laminate flooring. Fitted electric fire. Open plan to the dining room.

Dining room 2.96m (9'9") x 2.78m (9'1")

Laminate flooring. Single radiator. Double glazed double doors to the garden. Double radiator.

Kitchen 3.51m (11'6") x 2.58m (8'6")

Base and eye level storage cupboards with roll edge worktops. Inset one and a half bowl sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob with extractor hood over. Plumbing for washing machine. Door to the dining room. Double glazed window to the front aspect.

First floor landing

Cupboard housing the gas boiler. Access to the loft space with pull down ladder.

Bedroom one 3.79m (12'5") x 3.27m (10'9")

Measurements include a range of fitted wardrobes. Single radiator. Double glazed window to the rear aspect.

Bedroom two 2.87m (9'5") x 2.56m (8'5")

Lengthens to 3.79m
Double glazed window. Single radiator.

Bedroom three 3.59m (11'9") x 1.97m (6'6") Max

Double glazed window to the front aspect. Single radiator.

Bathroom 2.34m (7'8") x 1.64m (5'5")

Suite in white comprising: bath with separate shower unit over, wash hand basin and low flush WC. Tiled splashbacks. Heated towel rail. Obscure double glazed windows to the front aspect. Tiled floor.

Front garden

At the front of the property is a garden predominately laid to lawn. Storage shed

Rear garden

Low maintenance garden laid with stone chippings and a lower terrace with timber decking. The garden backs on to the nature reserve.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(91-100) A			87
(81-90) B		73	
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.