



Woodkind Hey, Spital

£190,000



LESLEY HOOKS
ESTATE AGENTS





A charming and deceptively spacious townhouse, ideally situated in a sought-after area, offering a perfect blend of comfort, style, and convenience. This well-presented property is sure to captivate discerning buyers seeking a delightful home. With no onward chain, the opportunity to secure this gem is even more enticing. As you step through the front door, you are greeted by a welcoming hallway that sets the tone for the rest of the residence and provides an immediate sense of the care and attention to detail that has gone into its maintenance. Adjacent to the hallway, you'll find a modern and fully equipped kitchen, a true culinary haven for any aspiring chef. Back to the hallway and you'll enter the inviting lounge area, a spacious and versatile space that serves as the heart of the home, creating a warm and inviting atmosphere for relaxation and socializing with loved ones. This impressive townhouse offers three decent sized bedrooms, each providing a peaceful sanctuary for rest and rejuvenation. The bedrooms feature ample storage space for all your belongings and can easily accommodate various furniture arrangements, allowing you to personalize the space to suit your needs. Completing the accommodation is a tastefully designed bathroom. With modern fixtures and fittings, it caters to all your bathing preferences. One of the many highlights of this property is its rear garden, a private oasis where you can unwind and enjoy the outdoors. Whether you're hosting a barbecue, tending to your plants, or simply savoring a cup of coffee in the fresh air, the garden provides a serene escape from the hustle and bustle of daily life. Additionally, this townhouse includes a garage, providing convenient and secure parking for your vehicles, as well as extra storage space for bicycles, tools, or any other belongings.



Situated in a sought-after area, this residence offers more than just a beautiful home. It benefits from excellent transport links, close proximity to local amenities, and an array of leisure options, ensuring a convenient and enjoyable lifestyle. Don't miss the chance to make it yours, especially with the added bonus of no onward chain. Council tax band B. Freehold.

Hallway

11'6" (3.51m) x 5'10" (1.78m)

Lounge

16'3" (4.95m) x 15'7" (4.75m) Max

Kitchen

9'0" (2.74m) x 7'6" (2.29m)

Bedroom One

12'3" (3.73m) x 8'6" (2.59m)

Bedroom Two

9'4" (2.84m) x 9'3" (2.82m)

Bedroom Three

9'4" (2.84m) x 5'11" (1.8m)

Bathroom

6'1" (1.85m) x 5'9" (1.75m)

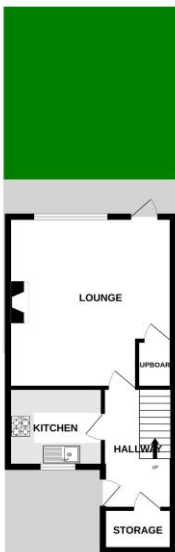






GROUND FLOOR
418 sq ft (38.6 sq m) approx.

1ST FLOOR
370 sq ft (34.4 sq m) approx.



TOTAL FLOOR AREA: 786 sq ft (73.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing information, the measurements of areas, volumes, masses and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for guidance 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 operation or efficiency can be given.
House 001-1041010-102023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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