

bartons 
FOR YOUR NEXT MOVE...

Lapwater Road, Rockingham



Guide Price: £145,000 to £150,000. This beautifully presented property enjoys a pleasant lawn outlook, set back from the road - having a great degree of privacy front and rear. Being well positioned just a short walk to local shops and schools and with great commuter links.

In brief the property comprises; Entrance Hall * Downstairs WC * Lounge Diner with Fireplace and Patio Doors * Modern Kitchen * Three Spacious Bedrooms * Bathroom * Front Lawn Garden * Rear Low Maintenance Garden with Outbuilding Storage.

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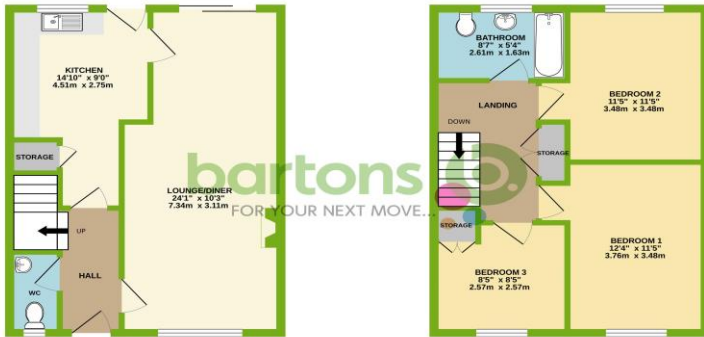
ACCOMMODATION

- Beautifully Presented Terraced Home
- Three Generous Bedrooms, Bathroom & Downstairs WC
- Open Plan Lounge Diner with Fireplace & Patio Doors
- Modern Kitchen with Tiled Floor
- Front Lawn & Rear Patio Garden with Outbuilding
- Ample Off Street Parking (Communal Car Park)
- Pleasant Lawn Outlook / Walking Distance to Schools & Shops
- FREEHOLD / Council Tax Band A



GROUND FLOOR
416 sq ft. (38.7 sq.m.) approx.

1ST FLOOR
419 sq ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq ft. (77.7 sq.m.) approx.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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