

# 7 Eldo Gardens - Guide Price £210,000

West Row West Row IP28 8PZ

# shires

Estate & Letting Agents



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# Guide Price £210,000

## The Property

Located in the cul-de-sac of Eldo Gardens, this two-bedroom semi-detached house features well proportioned rooms throughout, with 2 double bedrooms to the first floor and a dual aspect lounge diner and a conservatory to the ground floor.

One of the standout features of this property is the off-road parking available at the front, with scope to create further parking on the front garden, subject to consent.

There is a generous sized rear garden with a brick built out building and further wooden sheds, ideal for storage and once again having scope for a work from home space etc.

Don't miss the chance to view this property and envision your future in this cul de sac setting.

## Features

- CHAIN FREE
- 2 BEDROOM SEMI DETACHED HOUSE
- ENCLOSED REAR GARDEN WITH OUTBUILDING
- CONSERVATORY
- 2 DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- POPULAR VILLAGE OF WEST ROW
- OFF ROAD PARKING TO THE FRONT
- DUAL ASPECT LOUNGE
- CALL US NOW TO BOOK YOUR VIEWING



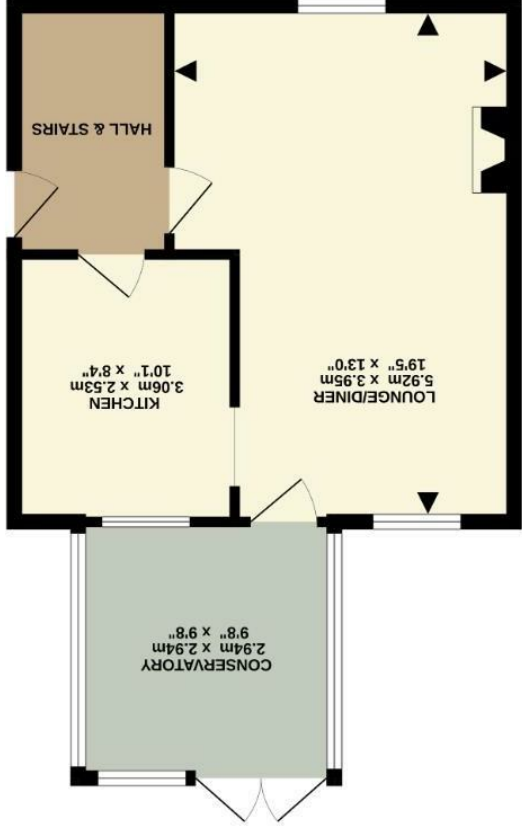




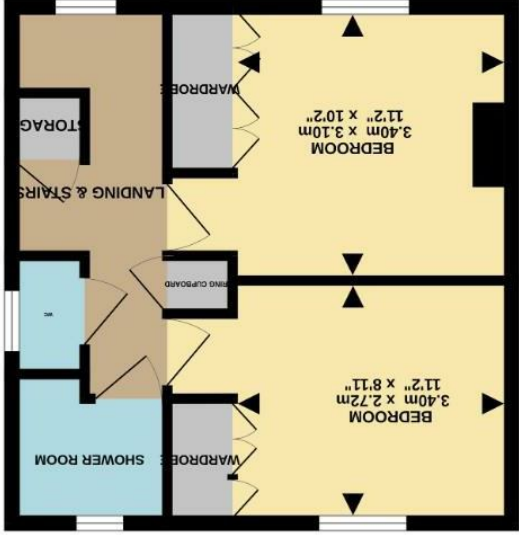
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.




GROUND FLOOR  
42.2 sq.m. (454 sq.ft.) approx.




1ST FLOOR  
33.6 sq.m. (361 sq.ft.) 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.  
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Energy Efficiency Rating	
 <p>Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p>	<p>Not energy efficient - higher running costs</p>
Current	Potential
56	87

Environmental Impact (CO <sub>2</sub> ) Rating	
 <p>Very environmentally friendly - lower CO<sub>2</sub> emissions (82 plus) A (61-81) B (39-60) C (15-58) D (9-54) E (21-38) F (1-20) G</p>	<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
Current	Potential

