

## GAS HOUSE LANE ALCESTER WARWICKSHIRE



A rare opportunity to acquire a modern detached property located a stone's throw away from the town centre high street and enjoying ease of access to the delightful riverside Centenary Field Park. The accommodation comprises: Reception hallway, lounge, separate dining room, kitchen, downstairs cloakroom, three bedrooms and bathroom. Side driveway, additional parking area and sunny aspect garden to rear. EPC rating D.

**£375,000**

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# New House, Gas House Lane, Alcester, B49 5QP

**Hall 3.67m (12') x 2.69m (8'10")**



**Kitchen 3.41m (11'2") x 2.59m (8'6")**



**Living Room**  
**4.26m (14') x 3.70m (12'2")**



**WC 1.46m (4'10") x 1.41m (4'7")**



**Dining Room 3.70m (12'2") x 3.56m (11'8")**



**Bedroom One**  
**4.21m (13'10") x 3.70m (12'2")**





**Bedroom Two**  
**4.24m (13'11") x 3.70m (12'2")**



**Bedroom Three**  
**2.69m (8'10") x 2.59m (8'6")**



**Bathroom**  
**2.69m (8'10") x 2.17m (7'1")**



**Rear Garden**



**Floor Plans**



## **Material Information**

**The neighbouring properties have right of access across part of part of the driveway.**

## **Floor Plans & Property Details Disclaimer**

**These plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.**

## **Fixtures & Fittings**

**Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.**