



**St. James Way,
Georgetown NP22 4RB**

- EPC Rating: Awaited
- Council tax band A
- State-of-the-art media wall
- Rainfall shower feature & standalone bath with wall-mounted tv
- low maintenance resin and decking garden.





About The Property

This immaculate terraced house, ideal for families, features three bedrooms, a luxurious bathroom, a well-lit kitchen with ample dining space, a singular reception room, a well-maintained garden, and off-street parking, all located in a sought-after area with excellent local amenities.

Accommodation

Kitchen

17' 3" x 9' 7" (5.26m x 2.92m)

Utility Room

10' 2" x 4' 1" (3.10m x 1.24m)

Living Room

16' 10" x 11' 4" (5.13m x 3.45m)

Ground Floor Wc

5' 6" x 2' 7" (1.68m x 0.79m)

Bathroom

10' 5" x 5' 5" (3.17m x 1.65m)

Bedroom One

12' 7" x 10' (3.84m x 3.05m)

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom Three

8' 10" x 6' 9" (2.69m x 2.06m)

Property Ref:EBV100638 - 0003

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.