



**Graig Road,  
Six Bells NP13 2LR**

- EPC Rating: D
- Council tax band A
- Sought after location
- Lovely Views
- Detached Property







## About The Property

This detached property, currently listed for sale, showcases a well-maintained structure in good condition both inside and out. The house features an optimally designed floor plan that includes one elegantly proportioned reception room, perfect for receiving guests or enjoying peaceful family time.

## Accommodation

### Entrance Porch

6' x 2' 11" ( 1.83m x 0.89m )

### Cloakroom

7' 7" x 4' 5" ( 2.31m x 1.35m )

### Lounge

19' 1" x 12' 1" ( 5.82m x 3.68m )

### Dining Room

18' 1" x 12' ( 5.51m x 3.66m )

### Kitchen

12' 5" x 7' 8" ( 3.78m x 2.34m )

### Bedroom One

12' 5" x 8' 11" ( 3.78m x 2.72m )

### Bedroom Two

9' 8" x 8' 10" ( 2.95m x 2.69m )

### Bedroom Three

18' 10" x 8' 6" ( 5.74m x 2.59m )

### Bathroom

15' 1" x 4' ( 4.60m x 1.22m )

Property Ref:EBV100662 - 0002

## 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.