

## 81 Woodleigh Road

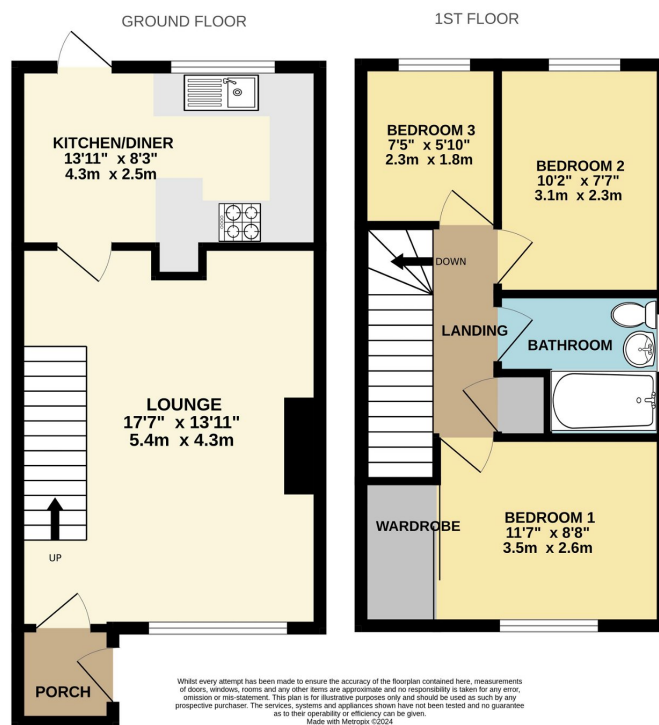
Offers In Region Of £250,000

🛏 3 🚿 1 🚗 1



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- Semi-Detached Home
- Front & Rear Garden
- Gas Central Heating
- Perfect First-Time Buy/Investment
- Entrance Porch
- 3 Bedrooms
- Double Glazing
- Modern Kitchen/Diner
- Garage En-Bloc
- Council Tax - C



The lounge is a spacious room. The kitchen comprises a range of wall, base and drawer units, inset one and a half bowl sink and drainer with mixer tap over, space and plumbing for washing machine, and space for cooker. The master bedroom, a double with built in wardrobe, bedroom 2 another double and bedroom 3 a good sized single. The bathroom comes with a shower over bath, pedestal wash hand basin and low-level WC. Outside to the front and rear is a lawned garden. A gate leads you to the garage that is situated en bloc.

