

Approx Gross Floor Area = 1171 Sq. Feet
(exc. Garage) = 108.55 Sq. Metres

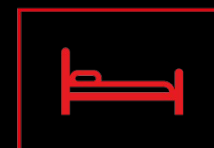


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			76
	EU Directive 2002/91/EC		



Cedar Court, Edenhurst Drive
 | Timberley
 Guide Price £460,000

Bedrooms 3



Bath 2



Reception 2



1 Allocated Parking Space & Garage



Area 1171.00 sq ft



HIBBERT HOMES

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- Modern Development
- Three Bedrooms
- Recently Refurbished
- Detached Garage
- Off Road Parking

- 1171 SQFT
- Two Bthrooms
- Private Garden
- Great Location
- Scope to Extend

A MODERN, THREE BEDROOM PROPERTY IN A GATED DEVELOPMENT, with 2 PARKING SPACES, a SINGLE GARAGE and WALKING DISTANCE TO TIMPERLEY VILLAGE. Comprising; Entrance hall, WC, modern breakfast kitchen, living room and conservatory to the ground floor. There are three bedrooms and two bathrooms to the first floor. Externally there is a good size private garden, detached garage and ample parking. A great house in a great location., with fantastic transport links, outstanding local schools and community feel. Chain Complete. Viewing is essential.

