

BEAUTIFULLY  
PRESENTED



House - End Terrace

# FLORENCE COTTAGES' MANOR ROAD, LOWER MOOR, WR10 2NZ

Asking Price

£259,950

## FEATURES

- \*\* SOLD \*\* No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Good Sized Rear Garden
- Council Tax Band - C
- End of Terrace Cottage
- Village Location
- Feature Fireplaces
- Gas Central Heating
- Energy Performance Rating - D



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# 3 Bedroom End-Terrace Home Located in Lower Moor

## Entrance Hall

Obscure double glazed door, single panel radiator and fitted carpet.

## Kitchen

11'11" x 5'

Double glazed window to rear aspect, double glazed door to side aspect, single panel radiator, wood effect flooring, range of wall and base units with work surface over, sink with drainer, taps and tiled splashback. Built in electric oven, built in electric hob and space for washing machine.

## Sitting Room

15' x 12'

Double glazed window to side aspect, fitted carpet, gas feature fire, single panel radiator and under stairs storage.

## Sitting Room Two

10' x 9'

Feature fire place, double glazed UPVC sliding sash window to front aspect, double panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to rear aspect, vinyl flooring, three piece white suite comprising of low level WC, pedestal wash hand basin with splashback and standard bath with shower over. Heated towel rail and extractor fan.

## Landing

Obscure double glazed UPVC sash window to side aspect, ladder access to part boarded loft and fitted carpet.

## Bedroom One

12' x 10'

Double glazed UPVC sash window to front aspect, built in storage cupboard housing the boiler, feature fireplace, double panel radiator and fitted carpet.

## Bedroom Two

11'11" x 7'

Double glazed UPVC sash window to rear aspect, feature fireplace, double panel radiator and fitted carpet.

## Bedroom Three

8' x 7'

Double glazed UPVC sash window to rear aspect, double panel radiator and fitted carpet.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio, courtesy lighting to the side, cold water tap and shed.

## Front Aspect

Courtesy lighting, gravelled area, path leading to front door and rear garden.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

Currently tax band 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991

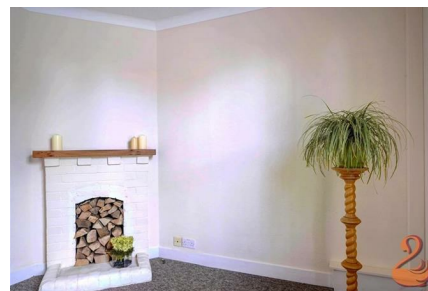


### Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

### NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

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Council Tax Band = C

**Energy Rating = D**

**Ground Floor**



**First Floor**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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