



Positioned within a quiet cul-de-sac on the borders of the University area, this detached four-bedroom house is offered for sale with no onward chain and presents an excellent opportunity for refurbishment and individual enhancement. The house has been arranged with well-balanced accommodation across two floors. Upstairs, four bedrooms are served by a shower room, while the ground floor comprises a sitting room, separate dining room with patio doors opening into a conservatory, and a kitchen/breakfast room overlooking the rear garden. Outside, the property is set within established gardens, with an additional open-fronted area to the side of the driveway which runs parallel to Benson Close. The location will appeal to purchasers seeking a well-established residential setting close to the University campus, with local amenities, schools and regular bus routes all within easy reach.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 4 bedrooms
- Living room: Dining room with patio doors to Conservatory
- Fitted kitchen-breakfast room; WC
- Garage & driveway
- Established garden
- No onward chain





Council tax band D

Council- RBC

Garden

The garden incorporates a patio area with path and steps down to an area of lawn with shrub beds and there is a side gate opening to the driveway.

At the front of the property is a further area of open lawn that runs parallel to Benson Close.

Additional information:

Parking

The property has driveway parking with a single garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

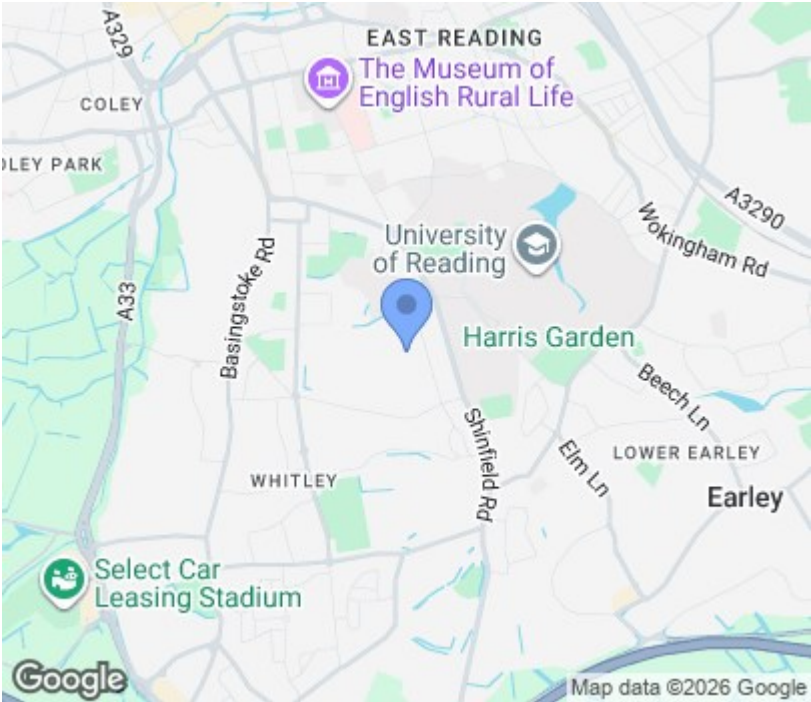
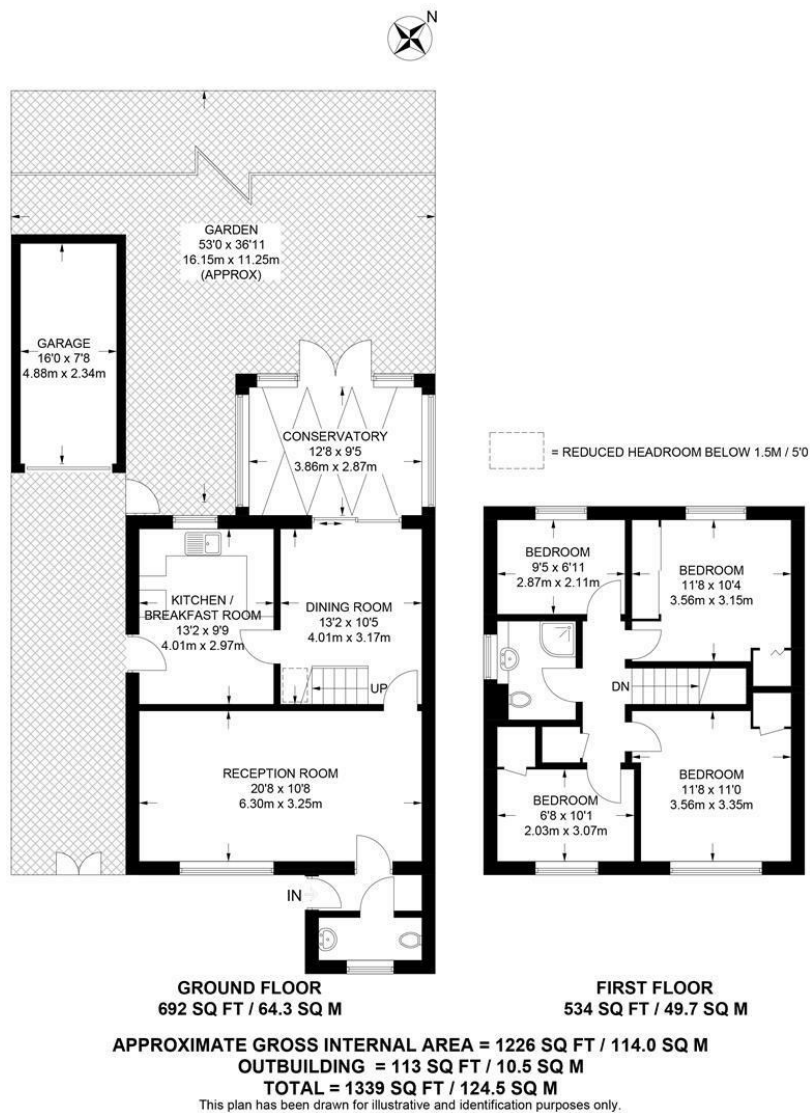
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Probate

Grant of probate has been received.

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.