



## Albertina Court offers in excess of £270,000

- Driveway
- Immaculately presented
- Highly sought after location
- Close to local amenities
- Good transport links
- Master En-Suite
- Three Bedrooms
- Semi-Detached
- EPC Rating: B



 3  2  1

 peter  
alan

01495 231199  
blackwood@peteralan.co.uk



## About the property

Presenting to the market this immaculate semi-detached house, perfectly positioned in a sought-after location renowned for its excellent public transport links, proximity to reputable schools, and access to local amenities. This exceptional family home is offered for sale in pristine condition, providing an ideal setting for families seeking modern comfort and convenience.

Upon entering, you are welcomed into a spacious and well-presented reception room, designed for both relaxation and entertaining guests. The layout seamlessly connects to a contemporary kitchen, finished to a high standard and offering ample space for meal preparation and family gatherings.

The property boasts three generous bedrooms, each thoughtfully arranged to maximise comfort and natural light. A stylish family bathroom is also included, featuring modern fixtures and finishes to a superb standard.

Located within easy reach of reputable local schools and everyday amenities, this home offers an enviable lifestyle in a highly desirable community. Superb public transport connections make commuting straightforward.



## Accommodation

Ground Floor

Hall

Garage

First Floor

Living Room

Kitchen/Diner

First Floor Wc

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

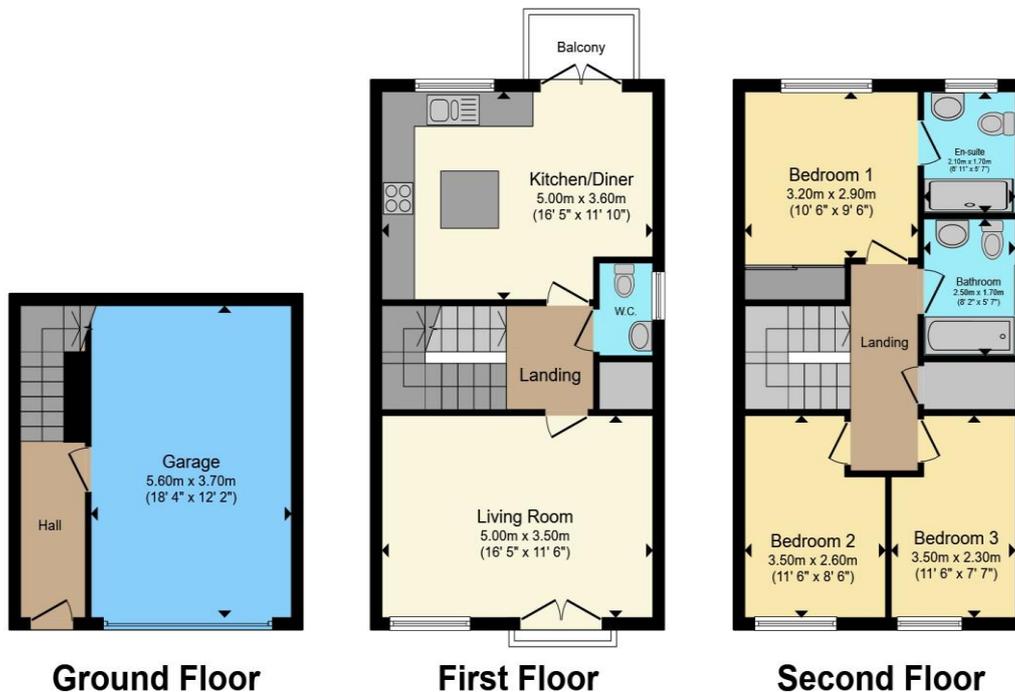
Bathroom

Outside Space

01495 231199

blackwood@peteralan.co.uk

## Floorplan



Total floor area 118.0 m<sup>2</sup> (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

