



## Marguerites Way, £315,000

- THREE BEDROOM DETACHED
- GARAGE AND OFF ROAD PARKING FOR MULTIPLE CARS
- DOWNSTAIRS WC, ENSUITE AND FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES - SHOPS, SCHOOLS AND PUBLIC TRANSPORT LINKS
- EPC Rating: C



 3  2  1



## About the property

Ideally located in the middle of a quiet cul de sac away from passing traffic, yet only minutes away from local amenities at Culverhouse Cross, home to many superstores and retail parks, also giving access to commuting links along the A4232, A48 & M4.





## Accommodation

**Entrance Hall**

**Wc**

**Lounge**

15' 9" x 9' 10" ( 4.80m x 3.00m )

**Kitchen/Diner**

15' 9" x 9' 10" ( 4.80m x 3.00m )

**Conservatory**

10' 11" x 9' 10" ( 3.33m x 3.00m )

**Landing**

**Bedroom One**

13' 1" x 8' 6" Max ( 3.99m x 2.59m Max )

**Ensuite**

**Bedroom Two**

10' 2" x 9' 2" Max ( 3.10m x 2.79m Max )

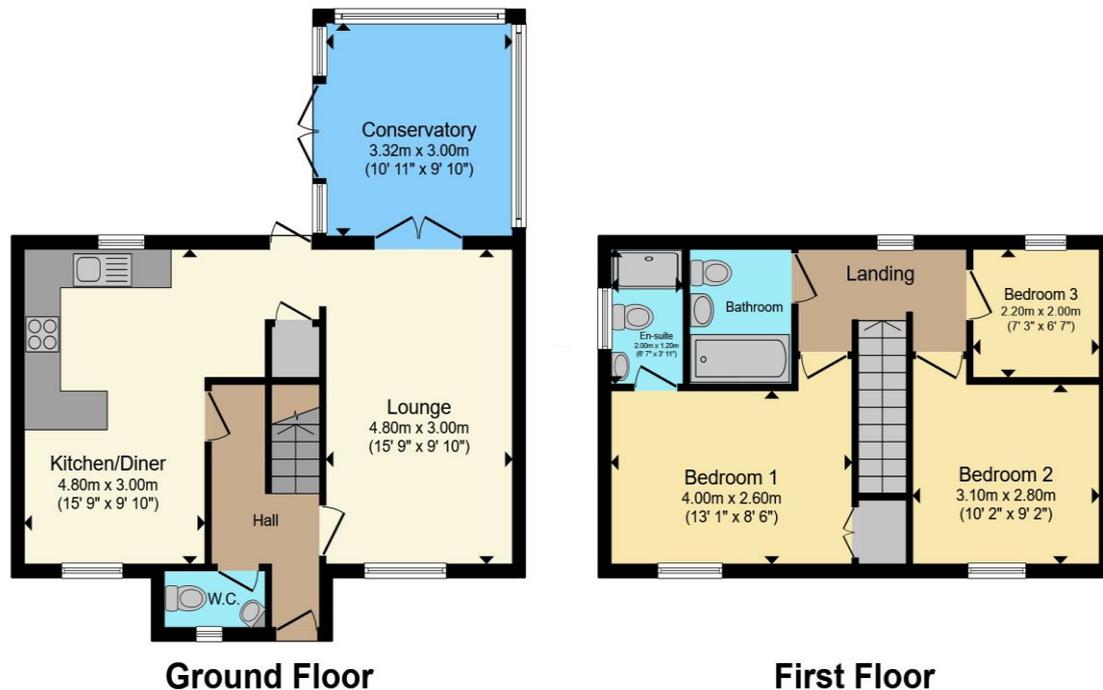
**Bedroom Three**

7' 3" x 6' 7" ( 2.21m x 2.01m )

**Bathroom**

**Detached Garage**

## Floorplan



Total floor area 92.8 m<sup>2</sup> (999 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)

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