



Roding Close, £185,000

- Immaculate condition throughout
- Three well-proportioned bedrooms
- Large windows, abundant natural light
- Modern contemporary kitchen
- South facing private garden
- council tax band B
- EPC Awaiting
- EPC Rating: C



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About the property

Presented in truly immaculate condition, this superb three-bedroom terraced house is ideal for first-time buyers, investors, and families seeking a residence of both comfort and style. Perfectly situated, the property benefits from excellent public transport links, reputable nearby schools, convenient local amenities, beautiful green spaces, and scenic walking routes, offering a lifestyle of both ease and recreation.

The welcoming and spacious open-plan reception room is flooded with natural light from large windows, creating an inviting atmosphere centred around a charming fireplace with delightful views over the south facing garden. This seamless layout is perfect for both relaxation and entertaining alike.

Adjacent, the contemporary kitchen also enjoys an abundance of natural light and features a dedicated breakfast area, ideal for informal family meals or morning coffee. The property boasts three well-proportioned bedrooms: two doubles and a generous single, making it perfect for growing families or those seeking flexible accommodation.

The stylish bathroom is fitted to a high standard and includes a modern heated towel rail, providing a touch of everyday luxury. Outside, the south facing garden offers a tranquil space for outdoor dining or children's play, benefitting from all-day sunshine and perfect for making the most of long summer evenings.

With a council tax band of B, this exceptional home represents superb value in a desirable location.



Accommodation

Kitchen

8' 9" x 23' 3" (2.67m x 7.09m)

Living Room

11' 5" x 23' 3" (3.48m x 7.09m)

Bedroom 1

9' 2" x 11' 8" (2.79m x 3.56m)

Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom 3

5' 6" x 13' 8" (1.68m x 4.17m)

Shower Room

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Floorplan



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