



Taylors

WORDSLEY, 28 Marlborough Gardens

£224,950

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- The **SPACIOUS** accommodation is **WELL APPOINTED** and **ATTRACTIVELY PRESENTED** throughout. The property includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall, large lounge, a **GOOD SIZED CONSERVATORY** and a stylish fitted kitchen with integrated hob, oven, washing machine and tumble dryer. To the first floor are **THREE BEDROOMS** and a modern refitted bathroom. The **BLOCK PAVED DRIVEWAY** provides off road parking and there is gated side access to the **LANDSCAPED REAR GARDEN**. The garden includes low maintenance 'composite decking', a 'block paved' side pathway/ entrance, artificial lawn and a useful garden store. Tenure: **FREEHOLD**. Construction: standard brick walls and tiled roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Current Flood Risk Assessment: Very Low. Council Tax Band **B**. EPC **C**. **KINGSWINFOR**D OFFICE.



Entrance Porch - 1.63m x 1.45m (5'4" x 4'9")

Reception Hall - 2.26m x 1.78m (7'5" x 5'10")

Lounge - 4.62m x 4.47m (15'2" x 14'8")

Conservatory - 4.57m x 2.51m (15'0" x 8'3")

Kitchen - 2.64m x 2.54m (8'8" x 8'4")

Conservatory - 4.57m x 2.51m (15'0" x 8'3")

Bedroom 1 - 3.56m x 2.74m (11'8" x 9'0")

Bedroom 2 - 3.1m x 2.72m (10'2" x 8'11")

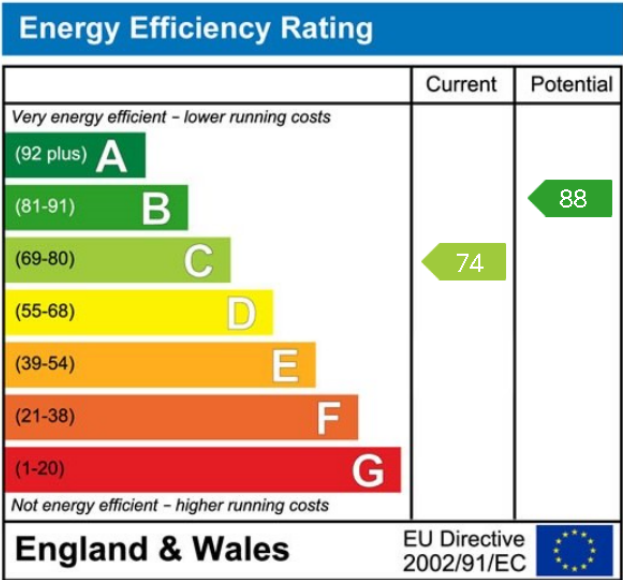
Bedroom 3 - 2.57m x 1.8m (8'5" x 5'11")

Bathroom - 1.78m x 1.63m (5'10" x 5'4")





- END TOWN HOUSE
- CONSERVATORY
- BLOCK PAVED DRIVEWAY
- CUL DE SAC
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- LANDSCAPED REAR GARDEN
- GAS CENTRAL HEATING
- CONVENIENT FOR AMENITIES



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