

Southwell Road,

£125,000

IH INGLEBY HOMES







This attractive three-bedroom semi-detached property certainly merits early inspection to avoid disappointment - call Ingleby Homes on 01642 671025 to arrange your viewing.

Modern and improved, the ground floor boasts an entrance hall, independent bay-fronted lounge, spacious dining/sitting room, modern kitchen, rear hall and cloakroom/WC. The first floor delivers three bedrooms and the modern family bathroom.

Situated nearby to fantastic local amenities within this established neighbourhood, close to Albert Park, whilst enjoying a small front garden enclosed in gated dwarf brick-built wall, compliment by the rear garden which is fully enclosed, with near-end timber deck, block-paved patio and gravel path to further rear seating area, with a garage conversion bringing a useful garden bar - a space that could provide flexible use.

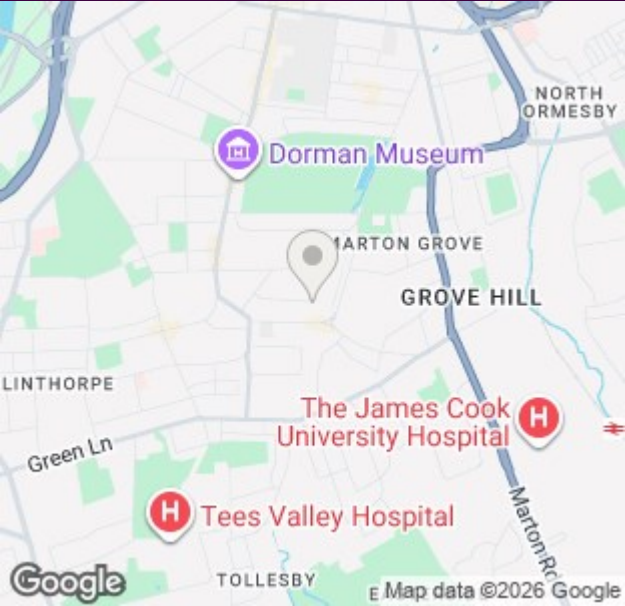


The Layout

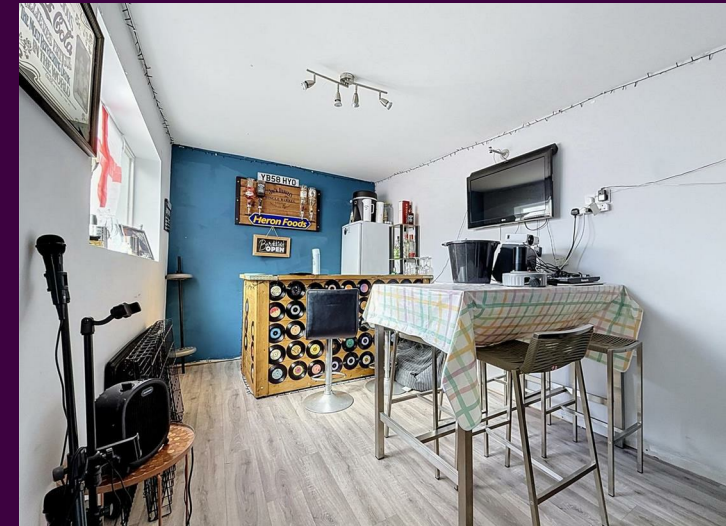


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

The Location



Council Tax Band: B
Tenure: Freehold



- Deceptively spacious and attractive throughout
- Modern and much improved
- Three bedroom 'Bay' fronted semi-detached property
- Two separate reception room
- Modern kitchen, and ground floor cloakroom/WC
- Modern family bathroom
- Lovely garden and useful garage/garden bar/study

www.ingleby-homes.co.uk
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