



Sedgebrook Gardens, TS3 0QR
2 Bed - House - Terraced
£85,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



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Sedgebrook Gardens, TS3 0QR

A well cared two bedroom terraced property situated within NO CHAIN INVOLVED and within the popular TS3 area. The deceptively spacious living accommodation briefly comprises; entrance porch, large living/dining space, rear hall leading to the rear and with stairs to the first floor and an extended, modern kitchen/dining room. To the first floor landing are two double bedrooms and a family bathroom/WC. Externally to the front is a low maintenance garden which is surrounded by gated access and to the rear is a paved yard and a brick outhouse which is perfect for storage. Viewings come highly recommended to fully appreciate.

PLEASE NOTE THE PROPERTY IS OF NON STANDARD CONSTRUCTION.





Ground Floor



Floor 1

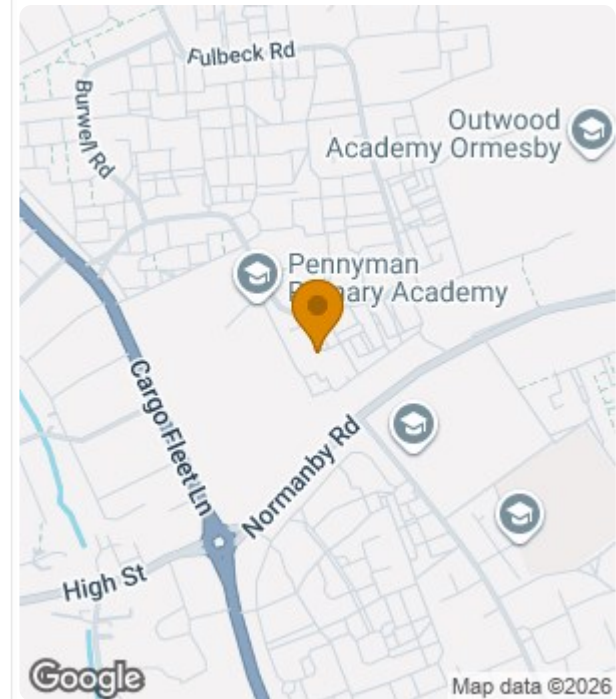


Approximate total area[®]
849 ft²
78.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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