



## Cooke Way, offers in excess of £260,000

- BUILT 2023 - 8 YEARS WARRENTY LEFT WITH NHBC
- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX: C
- EPC RATING: B
- CLOSE TO AMENITIES, SCHOOLS AND PUBLIC TRANSPORT
- VIEWS TO FRONT ELEVATION



 3
  2
  1





About the property





## Accommodation

### Entrance Hall

Leads to w/c and living room.

### W/C

### Living Room

15' 1" Max x 14' 5" Max ( 4.60m Max x 4.39m Max )  
Well-maintained living room with front aspect window and under-stair storage. Leads to kitchen/diner.

### Kitchen

15' x 8' 10" ( 4.57m x 2.69m )  
Immaculate kitchen/diner with integrated appliances, french doors leading to landscaped garden. Window above sink.

### Bedroom One

12' 1" x 8' 1" ( 3.68m x 2.46m )  
Bedroom One is to the rear elevation, with window overlooking garden.

### Bedroom Two

11' 3" x 8' ( 3.43m x 2.44m )

Bedroom Two is to the front elevation with views of the Severn River from the window.

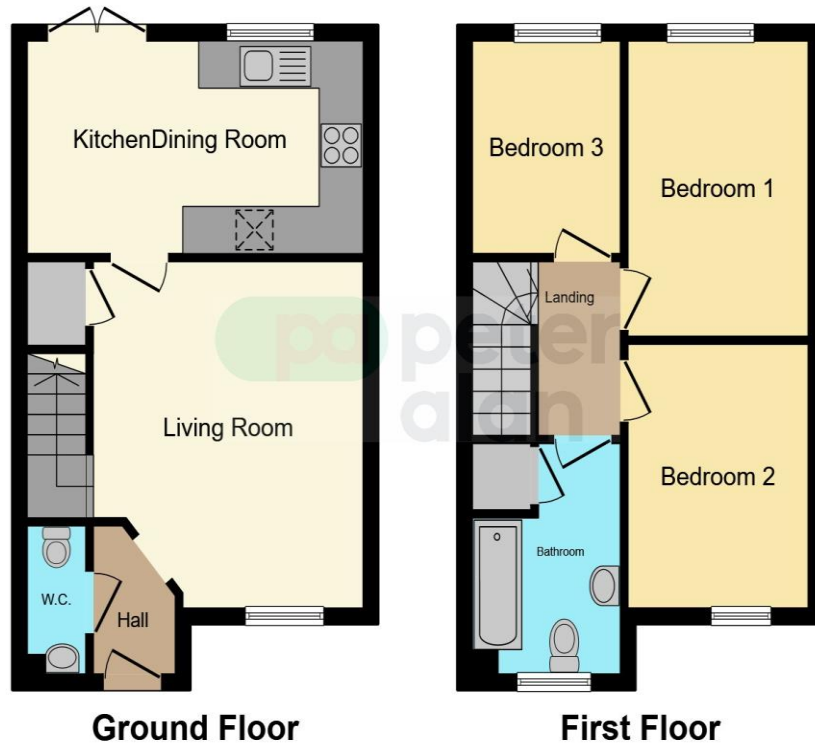
### Bedroom Three

8' 10" x 6' 8" ( 2.69m x 2.03m )  
Bedroom Three is to the rear elevation with views overlooking the garden.

### Outside

Landscaped garden with patio area to the top, with a grass area in front. Patio to side access and filtration installed.

## Floorplan



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.focalagent.com](http://www.focalagent.com)

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