



16 Travellers Lane AL10 8SF
Guide Price £325,000



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Guide Price £325.000-£335.000

Situated within a short walk of numerous schools and a mile from the town centre is this three bedroom, three reception room terraced house, offered for sale with immediate vacant possession.

The property has previously been used as a five bedroom HMO, the accommodation briefly comprises of entrance hall, lounge with door to garden, separate dining room, study, kitchen with built in appliances, three first floor bedrooms and a shower room/wc and separate wc. The house is double glazed and has gas radiator central heating.

There are gardens to both front and rear, parking is on street with a resident only permit parking system.

Please call us on 01707 270777 for further details or to book your viewing.











Entrance Hall
5'8 x 2'9
Double glazed front door, doors to:

Study
12'11 x 6
Double glazed window and door to rear, radiator.

Kitchen
9'11 x 7'11
Fitted range of wall and base units, complimentary work surfaces and tiled splash back, inset sink/drainage with mixer tap, washing machine, double glazed window, tiled flooring, door to:

Lounge
11'8 x 15
Double glazed window & sliding door leading to rear garden, radiator, stairs, door to:

Dining Room
9'11 x 8'6
Double glazed window, radiator.

Landing
Doors to:

Bedroom One
11'9 x 11
Double glazed window to rear, radiator, built in storage cupboard.

Bedroom Two
9'3 x 11
Double glazed window to front, radiator, built in wardrobe.

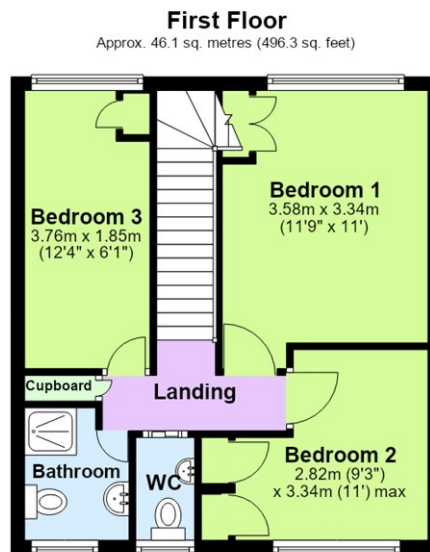
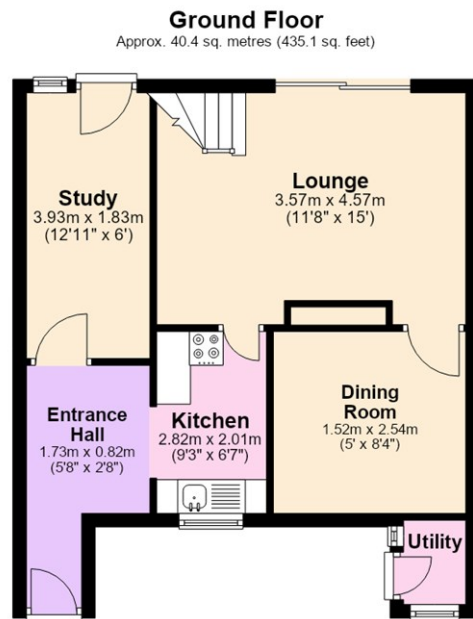
Bedroom Three
12'4 x 6'1
Double glazed window to rear, radiator, built in storage.

Shower Room/Wc
5'5 x 5
Comprising of corner shower cubicle, complimentary wall tiling, wash hand basin, dual flush wc, heated towel rail, double glazed window to front

Separate Wc
Double glazed window to front, wash hand basin with mixer tap, dual flush wc,

Front Garden
Path to front door, lawn area, flower and shrub beds, various bushes and evergreens.

Rear Garden
Patio to immediate rear, lawn area, timber shed.

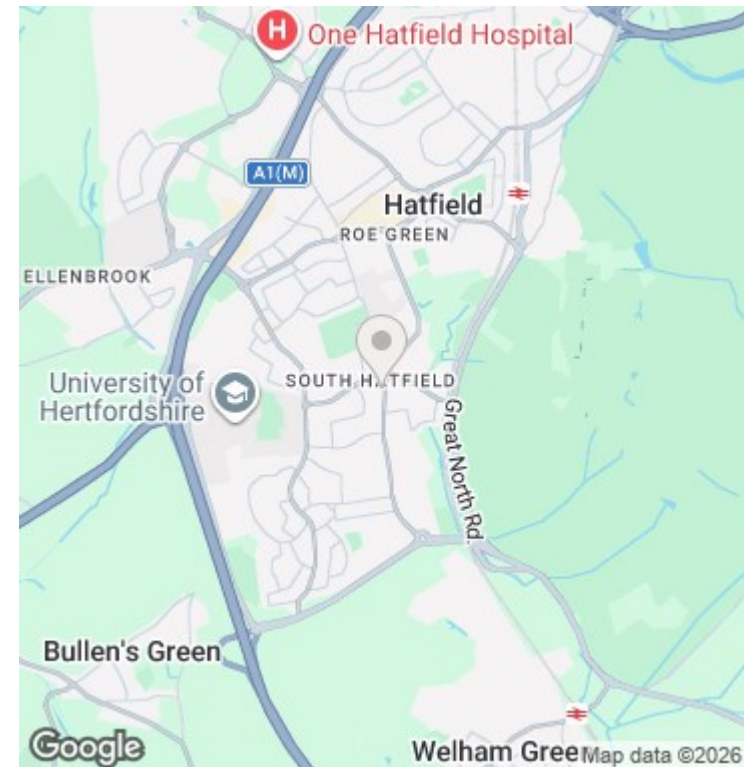


Total area: approx. 86.5 sq. metres (931.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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

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



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.

3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.

4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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