



Bowden Wood Drive,

welcome to

Bowden Wood Drive,

This three-bedroom semi-detached home offers spacious family accommodation, including a lounge, kitchen with built-in pantry, family bathroom and downstairs WC. Benefiting from a generous rear garden and a convenient location close to local amenities, schools and transport links. No chain.



Hall

Having the front entrance door and stairs leading to the first floor accommodation.

Lounge

Having a front facing double glazed window, electric fireplace and a radiator.

Kitchen

Having a range of wall and base units with an inset stainless steel sink. A double glazed rear facing window Space and plumbing for a washing machine. A built in pantry with a double glazed window. A door providing access to the rear garden.

Wc

Having a side facing double glazed window and a WC.

Landing

Having a side facing double glazed window and providing access to the loft hatch.

Bedroom One

Having a front facing double glazed window, radiator and a built in storage cupboard.

Bedroom Two

Having a rear facing double glazed window, radiator and a built in storage cupboard.

Bedroom Three

Having a front facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, WC and sink basin. Shower suite.

Garden

Having a lawned rear garden.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money

laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bowden Wood Drive,

- Three bedrooms
- Semi-detached property
- Lawned rear garden
- Access to local amenities
- Ideal family home

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

offers in the region of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115317 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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