



31 New Waverley Road, Noak Bridge – SS15 4BH

£400,000 Freehold

This beautifully presented three-bedroom terraced home, built in the 1980s, is perfectly positioned in the heart of sought-after Noak Bridge. Ideal for first-time buyers or growing families, the property combines modern comfort with practical features to create a truly inviting living environment. Every room has been carefully maintained, offering a move-in-ready home with a warm and welcoming atmosphere.

Council Tax band: C ~ Tenure: Freehold

EPC Energy Efficiency Rating: E ~ EPC Environmental Impact Rating: E

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Entrance Hallway

Lounge

13' 7" x 12' 5" (4.14m x 3.78m)

Kitchen / Diner

21' 0" x 16' 7" (6.40m x 5.05m)

Utility Room

7' 10" x 3' 11" (2.39m x 1.19m)

Cloakroom

Landing

Bedroom One

14' 5" x 10' 0" (4.39m x 3.05m)

Bedroom Two

13' 8" x 8' 5" (4.17m x 2.57m)

Bedroom Three

10' 2" x 6' 11" (3.10m x 2.11m)

Bathroom

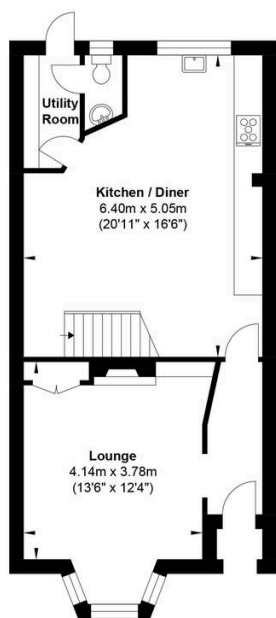
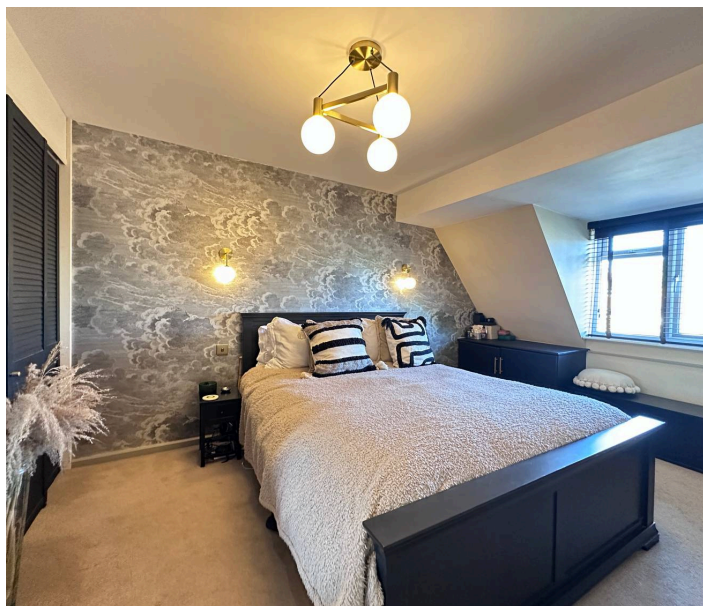
9' 11" x 5' 4" (3.02m x 1.63m)

Studio/Office

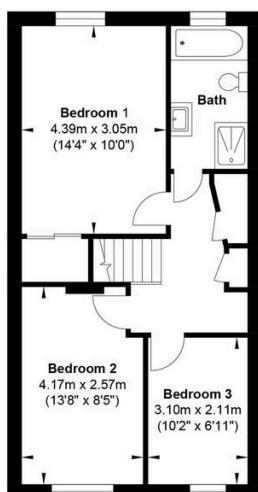
12' 2" x 13' 1" (3.72m x 3.98m)

Garage

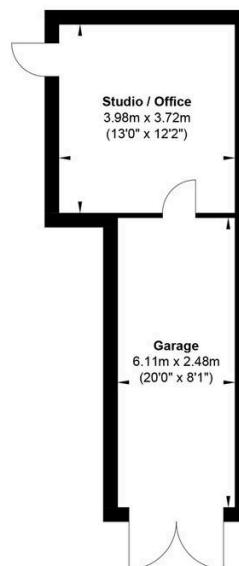
20' 1" x 8' 2" (6.11m x 2.48m)



Ground Floor



First Floor



Garage

Gross Internal Floor Area : 131.56 m2 ... 1416.10 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.