



For Sale

5 Pattle Close, Upper Lighthorne

Offers Over £255,000

 **2**

 **1**

 **2**

 **62 m²**

***** MODERN PROPERTY SITUATED IN POPULAR LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS *****

The property is ideal for a first time buyer, a small family, somebody looking to downsize or an investor.

In brief on the ground floor the property comprises of; entrance hallway, WC, living room and integrated kitchen / dining area with direct access to the enclosed East facing rear garden.

Upstairs you have a great sized master bedroom, bedroom two is also a good sized and could be used as a bedroom, study or games room but is currently used as a bedroom and there is a white modern family bathroom suite with shower over bath.

Further benefits include an enclosed East facing rear garden with side access, it is gas centrally heated throughout, double glazed throughout and has private parking for two cars on the front driveway.

CALL NOW TO BOOK YOUR VIEWING!

Tenure - Freehold.

Nathaniel Cleaver

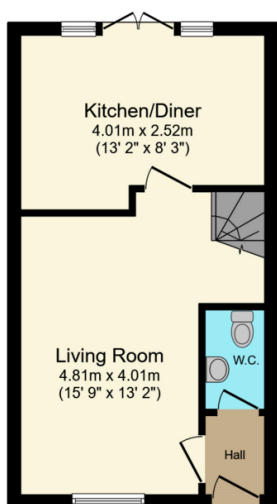
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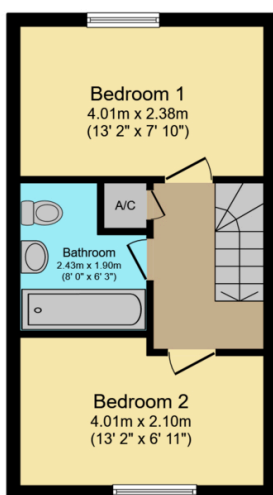


The Property Experts UK

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Ground Floor
Floor area 30.1 sq.m. (324 sq.ft.)



First Floor
Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 60.2 sq.m. (648 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

- Modern Semi Detached House By Belway
- Two Double Bedrooms
- Integrated Kitchen / Dining Area
- Living Room
- Downstairs WC
- Enclosed Rear Garden
- Driveway Parking For Two Cars
- 6 ish Years Left Of NHBC
- Close To JLR & Aston Martin
- EPC Rating - B

