



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £230,000**

Viewing: strictly by appointment through the agent

Being offered for sale with NO UPWARD CHAIN and occupying a pleasing cul-de-sac position with an attractive outlook to the front towards a local green, this is a deceptively spacious and particularly well proportioned bay fronted three bedroom mid terrace house. Berwick Grange is a popular and convenient residential location within close proximity to good local amenities and the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hall, cloakroom, bay fronted lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, allocated off street parking, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

**Entrance hallway**  
Having radiator. Door to:

**Cloakroom**  
Having low flush WC, wash hand basin, radiator, UPVC double glazed window to front.

Door from entrance hallway gives access to:

**Bay fronted lounge**  
16'6 max into bay x 12'2 max  
Having UPVC double glazed bay window to front, two radiators, understairs storage cupboard, wall mounted thermostat control unit.

Door from bay fronted lounge gives access to:

**Kitchen/diner**  
14'11 x 8'7  
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, fitted wooden style worktops with inset gainless steel sink drainer unit with mixer tap over, wall mounted gas fired central heating boiler, vinyl floor covering, UPVC double glazed windows to rear, radiator, UPVC double glazed door giving access to rear gardens

From bay fronted lounge stairs rise to:

**First floor landing**  
Having loft access, airing cupboard. Doors give access to: Three bedrooms and bathroom.

**Bedroom one**  
11'8 x 8'4  
Having UPVC double glazed window with a pleasing aspect towards local green, radiator, built-in double wardrobe.

**Bedroom two**  
9'9 x 8'4  
Having UPVC double glazed window to rear, radiator.

**Bedroom three**  
8'7 x 6'5  
Having UPVC double glazed window with a pleasing aspect to front towards local green, radiator.

**Bathroom**  
Having panel bath with electric shower over, low flush WC, pedestal wash hand basin, vinyl floor covering, part tiled to walls, UPVC double glazed window to rear, radiator, extractor fan to ceiling.

**Outside**  
To the front of the property there is allocated off street parking, a low maintenance stoned front garden with paved pathway giving access to front door.

**Rear gardens**  
The rear gardens comprise: Paved patio, lawn garden, stone section, timber garden shed, gated rear pedestrian access. The rear gardens are enclosed by fencing.

**Services**  
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**  
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**  
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

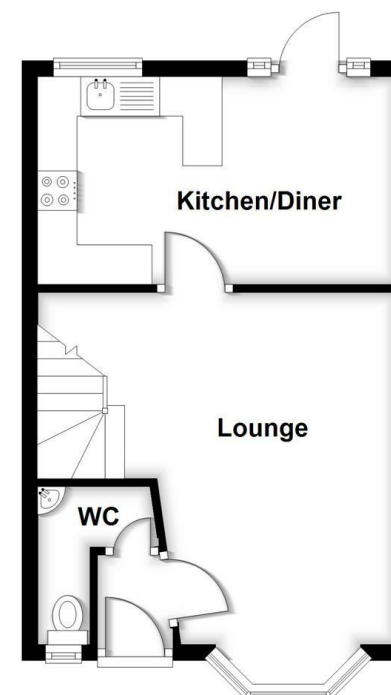
**Referral fee disclaimer**  
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.  
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**  
Any areas / measurements are approximate only and have not been verified.  
**VACANT POSSESSION WILL BE GIVEN ON COMPLETION.**  
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

Ground Floor



First Floor

