

## 3 Campion Close,

Guide Price £250,000

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Step inside to discover a welcoming entrance leading into a spacious living room, creating a warm and inviting setting to relax and unwind. The living space flows effortlessly through to the modern kitchen/diner, creating a sociable and well-connected layout. Patio doors flood the space with natural light and open onto a private, enclosed rear garden, offering a safe and manageable outdoor space ideal for children, pets or summer gatherings. A useful storage cupboard and a convenient downstairs WC complete the ground floor. Upstairs, a generous landing leads to three well-proportioned bedrooms. The contemporary family bathroom is finished to a modern standard. Externally, the property benefits from a single garage with power and lighting, as well as off-road parking.

## Key Features

- Freehold - Council Tax Band C - EPC C
- Three well-proportioned bedrooms
- Private, enclosed and low-maintenance rear garden
- Modern family bathroom
- Convenient location close to shops, parks, schools and transport links
- Well-presented end-of-terrace home
- Spacious living room flowing seamlessly into the modern kitchen/diner
- Downstairs WC plus useful storage cupboards throughout
- Single garage with power and lighting, plus driveway parking
- Quote BH0675 to book your viewing today

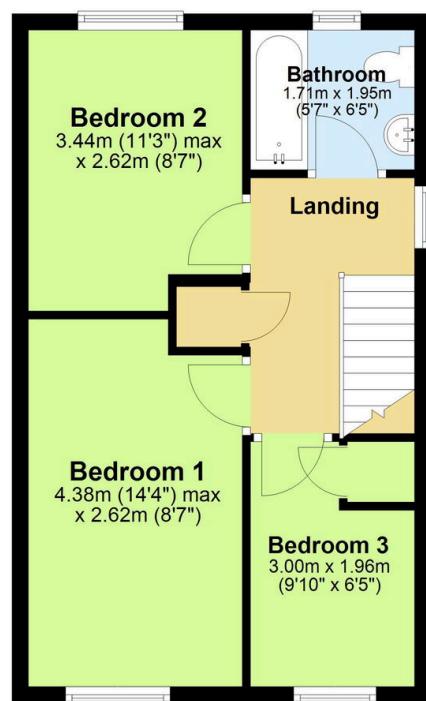
### Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



### First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 75.4 sq. metres (812.0 sq. feet)