

# Orchardleigh Avenue EN3

Asking Price £420,000

## FREEHOLD

 3 BEDROOMS

 1 BATHROOMS

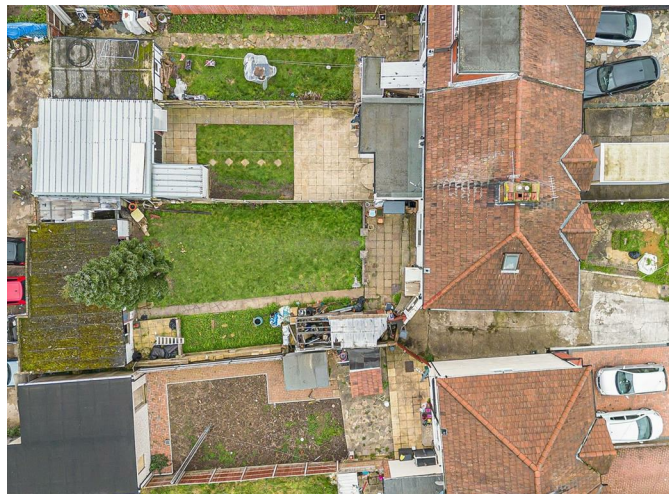
 2 RECEPTIONS

## Details

- IDEAL INVESTMENT OPPORTUNITY
- 1930S STYLE THREE BEDROOM END OF TERRACE HOUSE
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- UPVC DOUBLE GLAZING
- APPROXIMATELY 60FT REAR GARDEN
- OFF STREET PARKING TO FRONT FOR SEVERAL VEHICLES
- GARAGES TO REAR
- CHAIN FREE
- IN NEED OF REFURBISHMENT THROUGHOUT

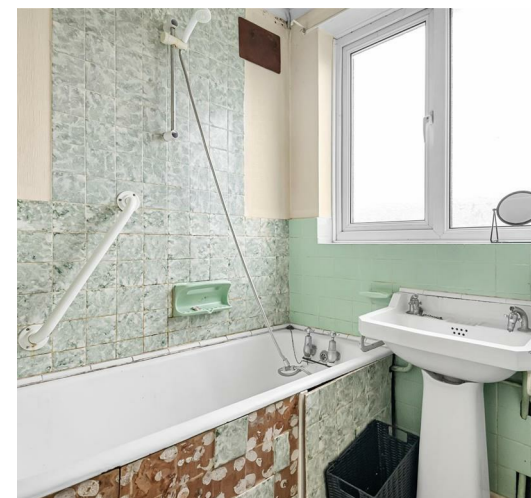
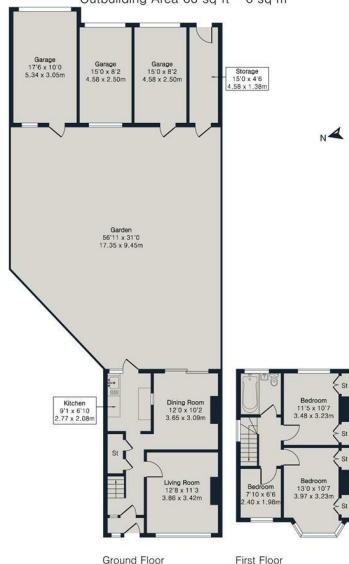
EPC RATING: 28 (F)  
COUNCIL TAX: D

BREENS





Approximate Gross Internal Area 846 sq ft - 78 sq m  
(Excluding Garage & Outbuilding)  
Ground Floor Area 436 sq ft - 40 sq m  
First Floor Area 410 sq ft - 38 sq m  
Garage Area 434 sq ft - 40 sq m  
Outbuilding Area 68 sq ft - 6 sq m



## Contact Us

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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: 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 will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through Breens Estate Agents. All subject to contract and to being unsold.