



Mundella Place,



welcome to

Mundella Place,

Three-bedroom semi-detached home offering a lounge, kitchen, conservatory, bedrooms, bathroom, and gardens. Features a generous rear lawn and front lawn. Close to shops, schools, and transport links. Viewings are recommended to appreciate the property.



Hall

Having a radiator and providing access to the front entrance.

Kitchen

Having a range of wall and base units with an inset sink. Space and plumbing for a washer. Also having a rear facing double glazed window and a cooker.

Lounge

Having a front facing double glazed window and a radiator.

Conservatory

Having a range of double glazed windows, radiator and french doors providing access to the rear garden.

Landing

Having a side facing double glazed window.

Bedroom One

Having a rear facing double glazed window and a radiator.

Bedroom Two

Having a front facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, WC, sink basin and a bath with a shower above.

Bedroom Three

Having a front facing double glazed window and a radiator.

Garden

Having a sizeable lawned rear garden and a front lawn.



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welcome to Mundella Place,

- Three bedrooms
- Semi-detached property
- Conservatory
- Sizeable rear garden
- Access to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 12.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115086 - 0003

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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