



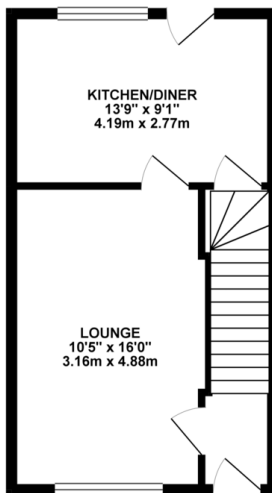
FOR SALE

3 Bed Semi-Detached House in Coulson Close, Whetstone, LE8 6PT
Offers Over £250,000

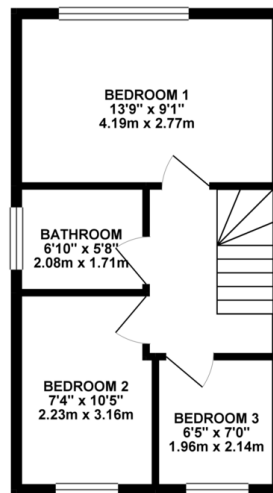
This well presented, move in ready, three bedroom semi-detached home is situated within a peaceful cul-de-sac location, whilst being in close proximity to an abundance of local amenities and schools, plus superb road and rail links. The property offers light, bright and airy accommodation with neutral decor throughout and the added bonus of delightful gardens. The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner, three bedrooms and family bathroom. Outside there is off road parking, with a low maintenance front garden and generous West facing rear garden.



GROUND FLOOR 344.98 sq. ft.
(32.05 sq. m.)



1ST FLOOR 344.98 sq. ft.
(32.05 sq. m.)



TOTAL FLOOR AREA: 689.96 sq. ft. (64.10 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metagen 6/2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Semi-Detached Home
- Cul-De-Sac Location
- Move In Ready
- Neutrally Decorated Throughout
- Close To Amenities & Schools
- Kitchen/Diner
- Three Bedrooms
- Modern Family Bathroom

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

