



## Gradon Close, offers over £260,000

- \* NO CHAIN
- 3 BEDROOM DETACHED
- GARAGE
- COUNCIL TAX BAND - C
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- EPC Rating: C



 3  2  1



## About the property

Close to local amenities such as shops, parks, popular school catchment, easy access to link roads to M4 corridor, public transport routes.

## Accommodation

### Entrance Porch

### Lounge

18' 2" max x 15' 11" max ( 5.54m max x 4.85m max )

### Kitchen

18' 2" max x 9' 10" max ( 5.54m max x 3.00m max )

### Landing

### Bedroom1



9' 2" max x 10' max ( 2.79m max x 3.05m max )

### Bedroom 2

9' 9" max x 9' 10" max ( 2.97m max x 3.00m max )

### Bedroom 3

10' max x 7' 11" max ( 3.05m max x 2.41m max )

### Bathroom

### Conservatory

7' 7" max x 10' 1" max ( 2.31m max x 3.07m max )

### Wc

### Outbuildings

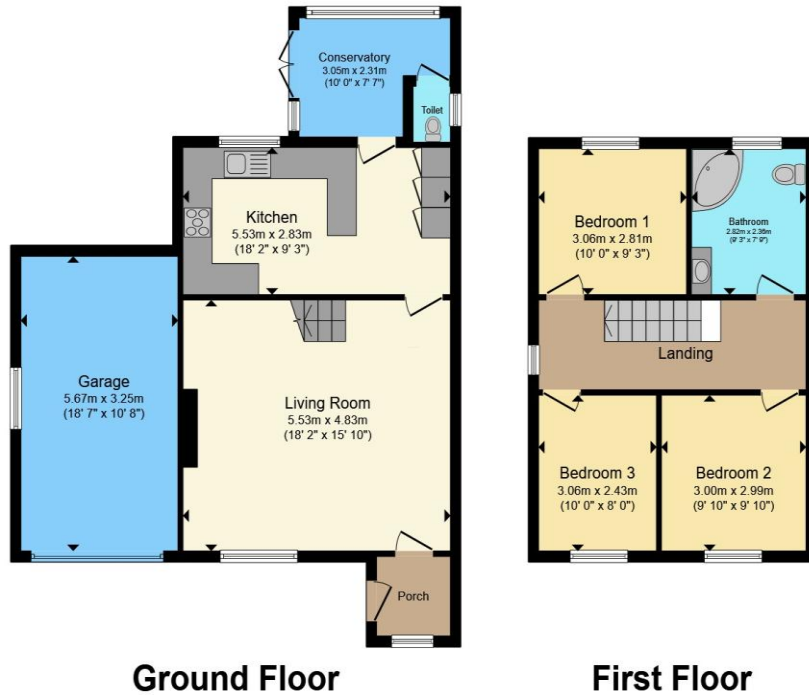
18' 8" max x 10' 8" max ( 5.69m max x 3.25m max )

### Rear Garden

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## Floorplan



Total floor area 115.0 m<sup>2</sup> (1,238 sq.ft.) approx

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