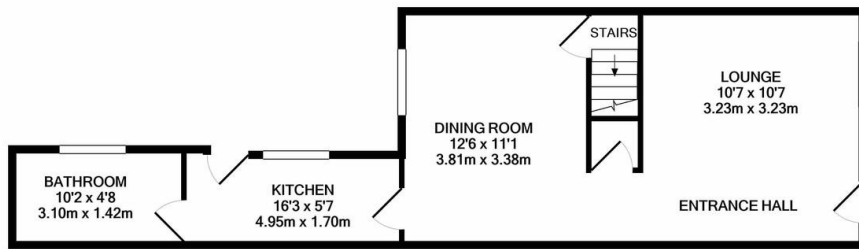


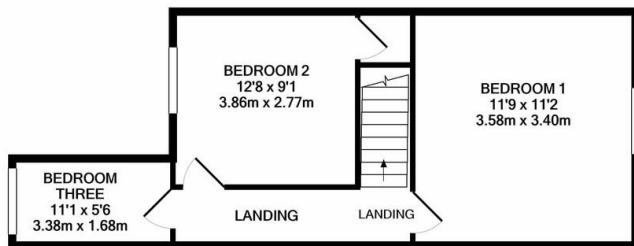


# Property Summary

A well presented three bedroom terrace in the sought after area of Spinney Hills. On the ground floor there are two reception rooms, a fitted kitchen and ground floor bathroom. To the first floor there are three good sized bedrooms, with the master having fitted wardrobes. At the rear of the property there is a pleasant courtyard garden, there is also side access via a passageway and on street parking.



GROUND FLOOR  
APPROX. FLOOR  
AREA 512 SQ.FT.  
(47.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.4 SQ.M.)

CREATED BY PHILLIPS GEORGE  
TOTAL APPROX. FLOOR AREA 947 SQ.FT. (87.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.  
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EPC- To follow..

- Modern Décor
- Two Reception Rooms
- Downstairs Bathroom
- UPVC Double Glazed
- Open Plan Reception Rooms
- Fitted Wardrobe To Master
- On Street Parking
- Courtyard Garden

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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