



Grove Road, Tow Law, DL13 4AQ
2 Bed - House
Offers In Excess Of £60,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

* RECENTLY DECORATED AND NEW CARPETS * TWO RECEPTION ROOMS * TWO DOUBLE BEDROOMS * BAXI GAS COMBINATION BOILER * UPVC DOUBLE GLAZED WINDOWS * MODERN KITCHEN AND BATHROOM * FRONT GARDEN AND ENCLOSED REAR YARD * NO ONWARD CHAIN * VIEWING HIGHLY RECOMMENDED *

This well presented two double bedroom mid terrace house has recently been decorated and new carpets fitted, and has the benefit of being warmed by a 'Baxi' gas combination boiler and has UPVC double glazed windows. The property should appeal to a number of buyers including buy to let investors and first time buyers, being in a ready to move in condition.

The floor plan comprises; entrance vestibule, lounge situated to the front of the property with door leading through to dining room, kitchen. To the first floor there are two good size bedrooms and a family bathroom fitted with a three piece white suite.

Outside the property has an easy to maintain garden to the front and enclosed yard to the rear. The property may have potential for off street car parking as other neighbouring properties have done.

Tow Law has everyday amenities, schooling and bus routes. We feel an internal viewing is a must to fully appreciate this property, please contact Robinsons today to arrange yours.



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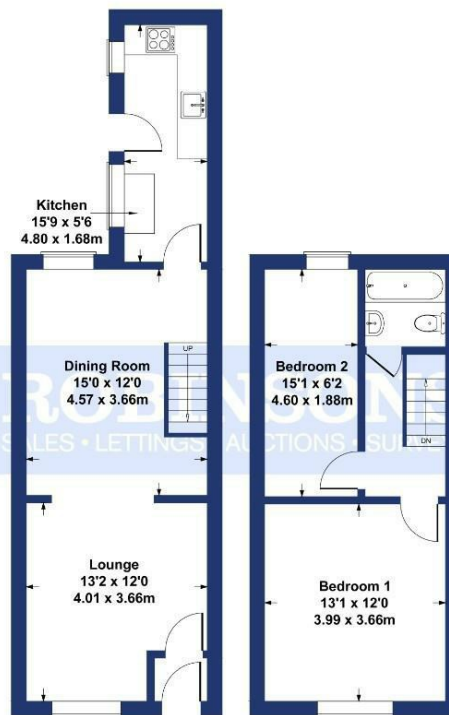
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Grove Road Low

Approximate Gross Internal Area
777 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 83-91 A	
77-81 B	
69-76 C	
55-61 D	
49-54 E	
41-48 F	
35-38 G	
Not energy efficient - higher running costs	
86	40
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-94 A	
81-91 B	
69-80 C	
55-61 D	
49-54 E	
41-48 F	
35-38 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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