



Fabian Road, TS6 9BL
2 Bed - House - Semi-Detached
£89,950

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Fabian Road , TS6 9BL

Ideally suited to a first time buyer or investor this immaculately presented and much improved Two bed semi comes with viewing strongly recommended. Set on a favourable plot with a large rear garden the property also benefits from a lovely conservatory, modern kitchen and bathroom, Garage and driveway.

Accommodation comprises of: Entrance hall, Lounge, Conservatory, Modern fitted Kitchen, and side lobby. To the 1st floor there are 2 double bedrooms and family bathroom.

Externally the enclosed rear garden has a lovely patio area as well as an enclosed lawn area, the front garden has been landscaped to give off street parking there is also a driveway leading to the single garage.









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FOR SALE

Fabian Road



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robbinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robbinsons staff may benefit from referral incentives relating to these services.

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