



£155,000

NO CHAIN *THREE BEDROOMS* *LANDLORDS & INVESTORS* *FIRST TIME BUYERS* *POPULAR CUL-DE-SAC LOCATION*
CLOSE TO LOCAL SCHOOLS & AMENITIES *DRIVEWAY PARKING & GARDEN*

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Situated in a popular location, close to Idle Village with its bars, eateries and variety of other amenities, including excellent local schools. With great public transport links nearby and just a short drive to Apperley Bridge Station with its marina, train station, river & canal side walks, perfect for first time buyers! Offered with NO ONWARD CHAIN this property would be ideal for landlords and investors, with landlord expecting a rental income of around £675 - £700pcm. The property benefits from UPVC double glazing, gas central heating, off street parking and good sized rear garden.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner fitted with a range of base & wall units. Upstairs are THREE bedrooms and the house bathroom. Externally to the rear is a good sized lawn garden, with driveway parking to the front.

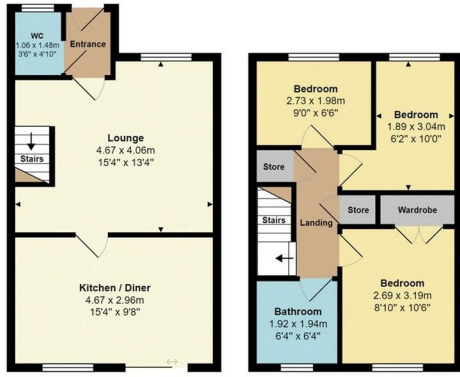
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

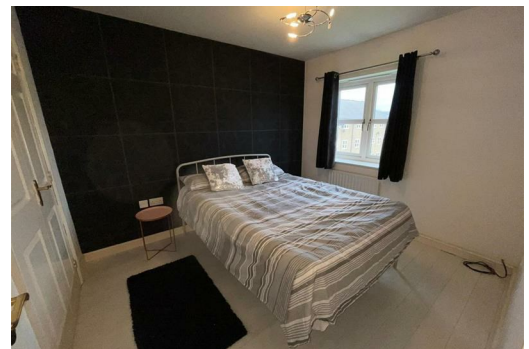
SURVEYS



Ground Floor Approx. Area: 35.6 m² ... 385 ft²
 First Floor Approx. Area: 33.4 m² ... 360 ft²

Approx. Total Area: 69.2 m² ... 745 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.
IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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