



**43 Redwood Drive**

CW1 3GS

**Offers Over £160,000**



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STEPHENSON BROWNE



Stephenson Browne are delighted to offer for sale this well proportioned and charming home on Redwood Drive. Sold with tenants in-situ, this marks a fantastic opportunity for investors. The property boasts three well-proportioned bedrooms, making it ideal for those seeking ample living space. The inviting reception room offers a comfortable area for relaxation and entertaining guests.

The property features a practical bathroom, ensuring convenience for all residents. Additionally, the property benefits from allocated parking for one vehicle, a valuable asset in this desirable location. The rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

Situated close to Leighton Hospital and Bentley Motors, this home is ideally placed for those working in these prominent local establishments. The property is sold with a tenant in situ, making it an attractive option for investors looking to generate immediate rental income.

Given its prime location and appealing features, we highly recommend scheduling a viewing to fully appreciate what this townhouse has to offer. Don't miss out on the chance to make this delightful property your own or to add it to your investment portfolio.

#### Hallway

#### Kitchen

6'6" x 14'9" (2m x 4.5m)

#### Living Room

13'5" x 10'9" (4.1m x 3.3m)

#### WC

#### Stairs To First Floor

#### Landing

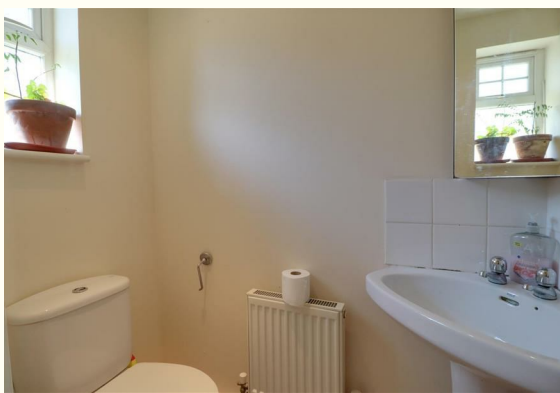
#### Storage Cupboard

#### Bedroom One

11'9" x 8'10" (3.6m x 2.7m)

#### Bedroom Two

6'10" x 8'2" (2.1m x 2.5m)







### Bedroom Three

5'10" x 6'10" (1.8m x 2.1m)

### Bathroom

5'2" x 5'10" (1.6m x 1.8m)

### Externally

### Council Tax

Band B.

### Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

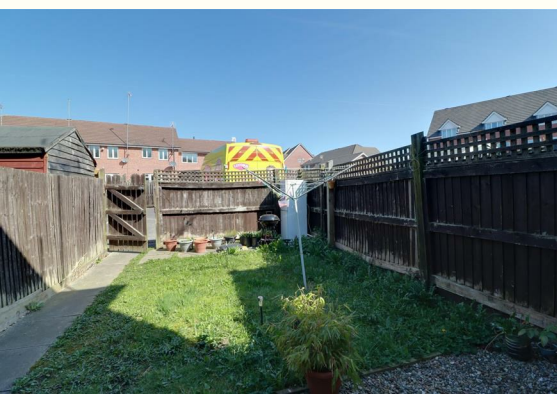
### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### Why choose us?

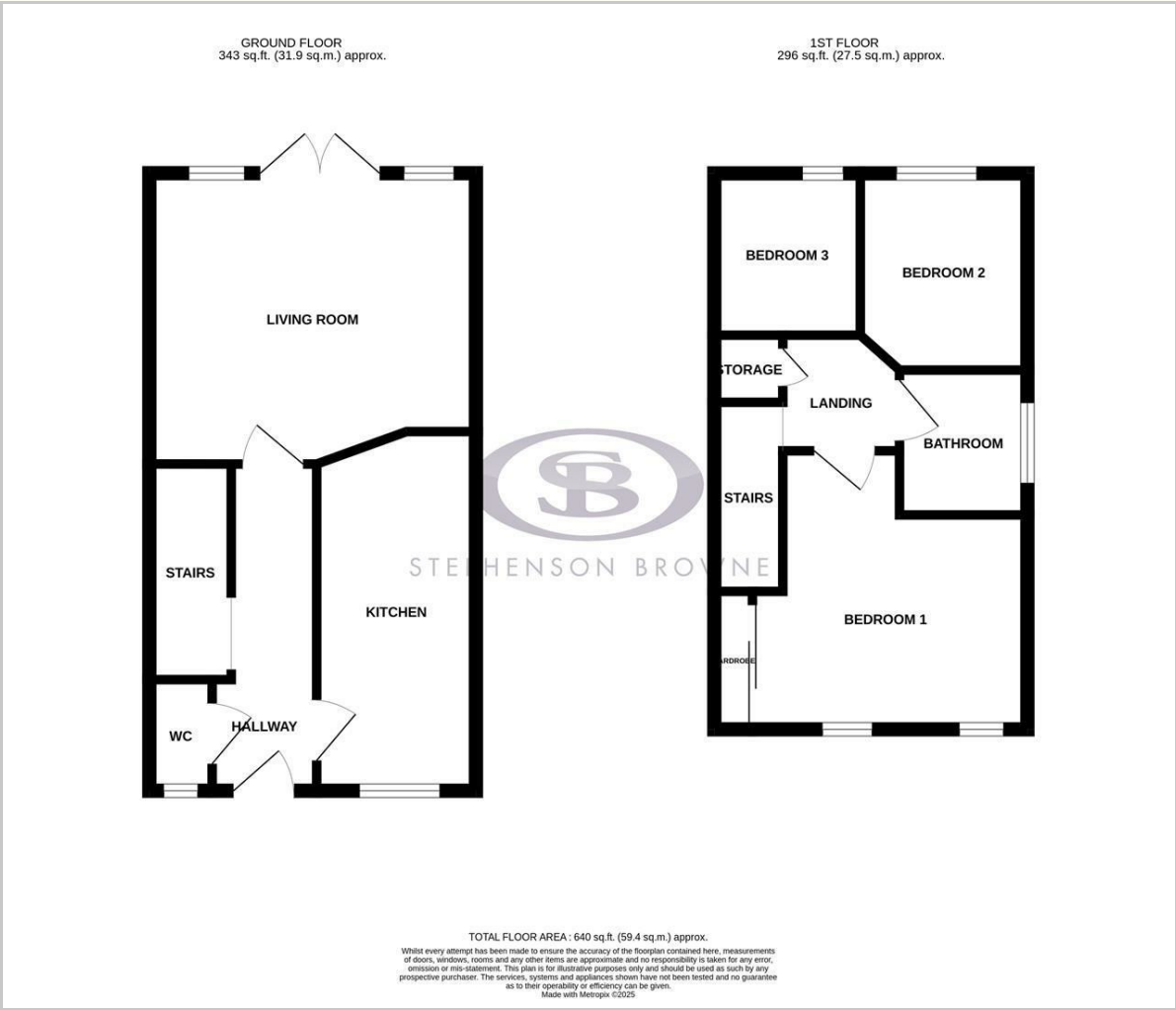
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.





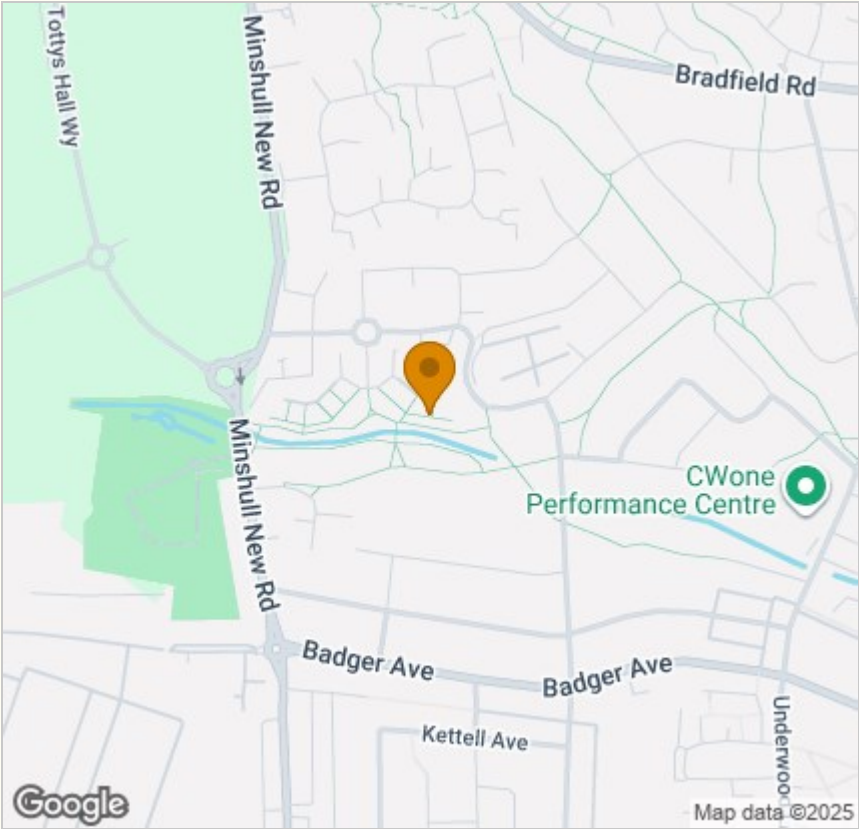
Floor Plan



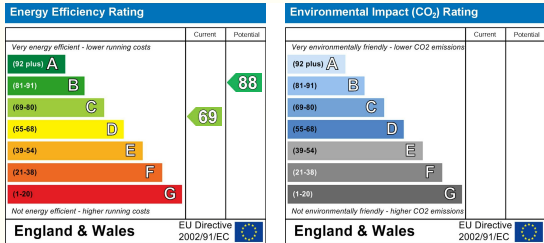
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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