

# DRAFT DETAILS

# Constables

SALES & LETTINGS



3



1



2



C

## 7 Innisfree Close Great Sutton

£995 Per Month Per Month



- Extended Semi-Detached Property
- Three Bedrooms
- Modern Kitchen & Bathroom
- Lounge and Open Plan Kitchen-Living Space
- Low Maintenance Rear Garden
- Driveway & Garage
- Cul-De-Sac Location
- Unfurnished
- Council Tax Band: C

Constables is delighted to offer for sale this extended semi-detached property situated in a quiet cul-de-sac in a highly sought after area close to shops, schools and transport links.

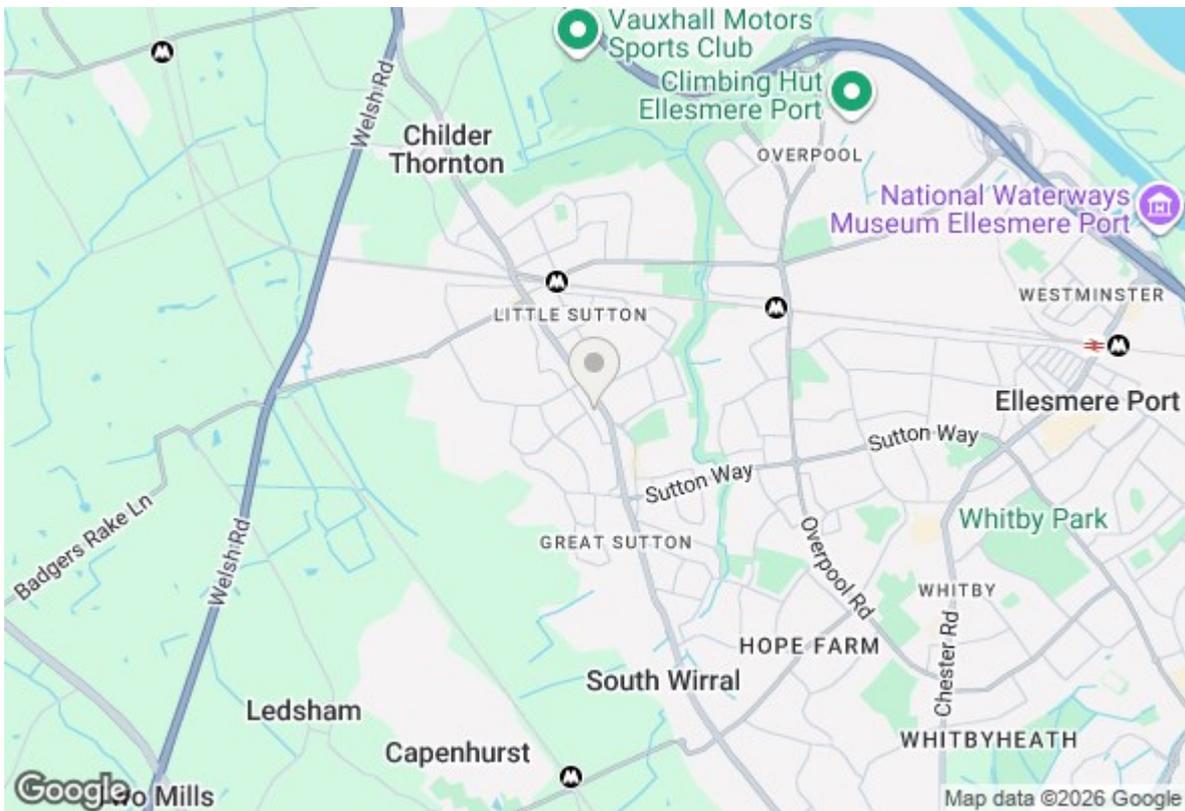
The accommodation is well-presented throughout and is unfurnished. The accommodation comprises; entrance hallway, W.C. Separate lounge, kitchen-dining room which is open to a second sitting room. The kitchen has a cooker and integrated dishwasher. On the first floor there are three bedrooms with built in storage and there is a modern bathroom with bath and separate shower.

Externally there is a driveway and gated side access which leads to the garage. At the rear of the property there is a low maintenance garden with decked area and artificial lawn.



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hallway**

**W.C.**

**Lounge**

**13'6" x 11'8"**

**Kitchen-Dining Room**

**17'7" x 9'4"**

**Sitting Room**

**9'3" x 10'3"**

**Landing**

**Bedroom One**

**13'6" x 9'6" into wardrobe**

**Bedroom Two**

**11'1" x 10'10"**

**Bedroom Three**

**7'10" x 7'8"**

**Bathroom**

**7'8" x 6'4"**









