



An impressive three-storey townhouse, situated within a modern development on the outskirts of the sought-after village of Woodcote. The property enjoys a convenient position, offering easy access to local schools, recreation grounds and a range of village amenities, while providing well-planned accommodation arranged over three floors. The ground floor features a welcoming living room, a useful cloakroom and a spacious kitchen/dining room, providing a practical and sociable area for everyday family life and entertaining. The second floor offers three bedrooms together with a family bathroom, while the converted loft provides an excellent principal bedroom suite. This impressive space benefits from a modern ensuite shower room and a useful adjoining office, creating a versatile and private area away from the main living accommodation. To the rear is an enclosed garden with a patio area leading onto the remainder of the garden, together with useful side access and a garden shed. The property also benefits from nearby allocated parking, adding further convenience.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Well presented family home
- 4 bedrooms property
- Ensuite shower room and study
- Patio garden with shed
- Easy access to Woodcote village
- Allocated parking





Council tax band D

Council- SOC

Additional information:

Parking

There is allocated parking at the property

Service charge: £500.00

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The loft conversion is currently awaiting final sign-off, subject to the installation of the required fire doors.

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(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

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