



Rhodesway,
Offers In Excess Of £160,000

** SEMI DETACHED ** THREE BEDROOMS ** CORNER PLOT ** GARDENS & GARAGE **
** MODERN KITCHEN & BATHROOM ** WELL PRESENTED ** IDEAL FOR FTB/YOUNG FAMILY **
Fantastic opportunity for either first time buyer or young family to purchase this delightful three bedroom semi
detached house. Benefits gas central heating, upvc double glazing and alarm system. The accommodation
briefly comprises entrance, lounge, modern fitted breakfast kitchen and cloakroom. Three first floor
bedrooms and a modern white house bathroom. Outside are good sized gardens to three sides, driveway
and detached garage.



Entrance
Radiator.

Cloakroom

Low flush wc, pedestal wash basin and radiator.



Lounge

14'7" x 12'8" (4.45m" x 3.86m")

Storage cupboard and radiator.

Kitchen

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob, plumbing for auto washer, breakfast bar and radiator.

First Floor Landing

Bedroom One

11'3" x 9'7" (3.43m" x 2.92m")

Radiator.



Bedroom Two

9'4" x 10'8" (2.84m" x 3.25m")

Radiator.

Bedroom Three

8'5" x 7'6## (2.57m" x 2.29m#)

Radiator.



Bathroom

Modern white three piece suite comprising panel bath with shower over & screen, low flush wc, pedestal wash basin, tiled walls and radiator.



Exterior

Gardens to three sides together with a driveway leading to a single garage.

Council Tax Band

A

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B	70	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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