



**Outlands Rise, Apperley Bridge,**

**£249,950**

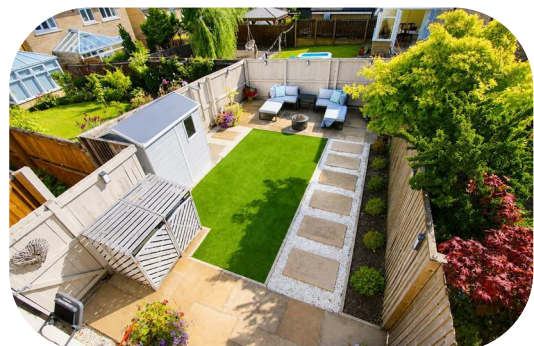
\* END TOWN HOUSE \* THREE BEDROOMS \* CUL-DE-SAC LOCATION \* LANDSCAPED GARDEN \*  
\* MODERN KITCHEN & BATHROOM \* DRIVEWAY PARKING \* VERY WELL PRESENTED \*

Providing "ready to move into" accommodation in this much sought after location is this delightful three bedroom end town house.

Benefits gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted dining-kitchen, three first floor bedrooms and a lovely modern house bathroom.

Outside is driveway parking for two cars and a stunning enclosed landscaped garden to rear.

Viewing highly recommended!



## Entrance Hall

Radiator.

## Lounge

16'8" x 10'7" (5.08m" x 3.23m")

Modern log effect electric fire set in chimney breast, radiator and storage cupboard.

## Dining Kitchen

13'9" x 8'9" (4.19m" x 2.67m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge, integrated freezer, integrated dishwasher, radiator and french door leading to rear garden.

## First Floor Landing

### Bedroom One

13'7"max x 8'5" (4.14m"max x 2.57m")

Radiator.

### Bedroom Two

7'7" x 10'3" (2.31m" x 3.12m")

Radiator.

### Bedroom Three

6'1" x 6'9" (1.85m" x 2.06m")

Radiator.

## Bathroom

Modern three piece suite comprising bath with shower over & screen, vanity sink unit, low flush wc, under floor heating and radiator.

## Exterior

Ample parking and lawn to the front with an enclosed landscaped garden to rear with patio.

## Tenure

FREEHOLD.

## Council Tax Band

C



**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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (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                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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