

Sw

Sims Williams



31 ROEMead DRIVE, YAPTON, BN18 0ZE

## WALBERTON OFFICE

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# £275,000 Freehold

31, ROEMead DRIVE,  
YAPTON,  
BN18 0ZE

- End Of Terrace House
- Open Plan Living Space
- Fitted Kitchen with Breakfast Bar
- Downstairs Cloakroom
- Two Double Bedrooms
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Village Location
- Remaining New Build Warranty

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = C

Roemead Drive is a two-bedroom end-of-terrace property situated on a modern and popular residential development within Yapton village. the property offers convenient access to local amenities, schooling and transport links, including routes to neighbouring towns and cities.

the accommodation is arranged over two floors. the ground floor is accessed via an entrance hallway, which provides access to a downstairs cloakroom. from the hallway, the property opens into an open-plan kitchen, dining and living area, creating a practical and sociable living space. the kitchen is fitted with modern units and work surfaces, with space for appliances, while the living area enjoys views and access to the rear garden.

On the first floor, there are two double bedrooms, both served by a family bathroom fitted with a modern suite. the layout is straightforward and well balanced, making the property suitable for first-time buyers, downsizers or investment purchasers.

the rear garden is enclosed and benefits from a side access gate, offering a useful external route to the front of the property. the garden provides a manageable outdoor space suitable for seating and general use.

To the front of the property, there are two allocated parking spaces providing off-road parking. the property is considered nearly new and forms part of a well-maintained development within yapton village.

