



9 Squires Grove, Eastergate, PO20 3AY

£375,000 Freehold



3 Bedrooms



2 Bathrooms



1 Reception Room

SW

Sims Williams

Key Features

- Semi Detached Town House
- Kitchen with Integrated Appliances
- Lounge/Diner Onto Gardens
- Ground Floor Cloakroom
- 2 First Floor Bedrooms
- Family Bathroom
- Principle Bedroom Suite
- Low Maintenance Garden
- Driveway Parking For 2 Cars

EPC Rating

Current = B

Potential = A

Council Tax Band

Band = D

Tenure - Freehold

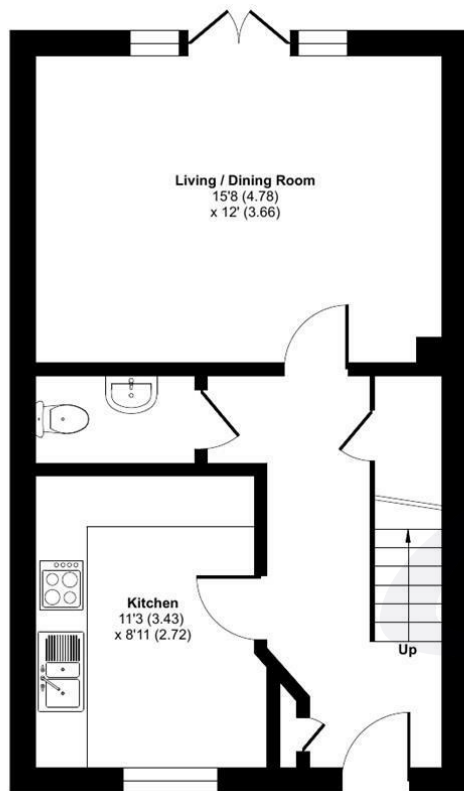
Estate Charges:
Warwick Estates
£35.08pm



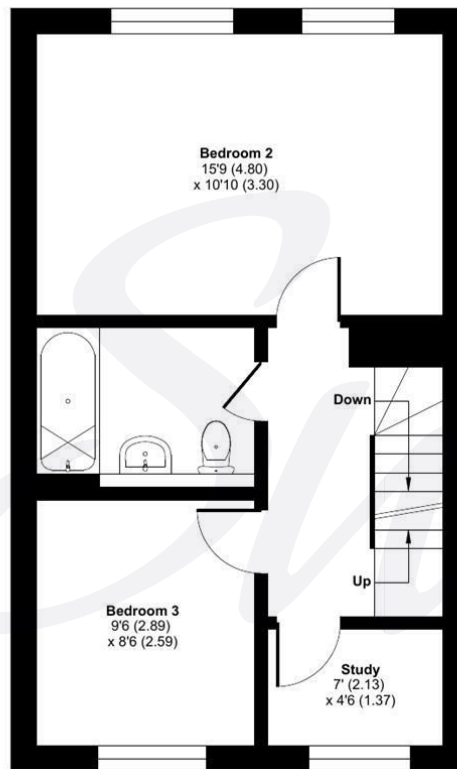
Approximate Area = 1132 sq ft / 105.1 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale

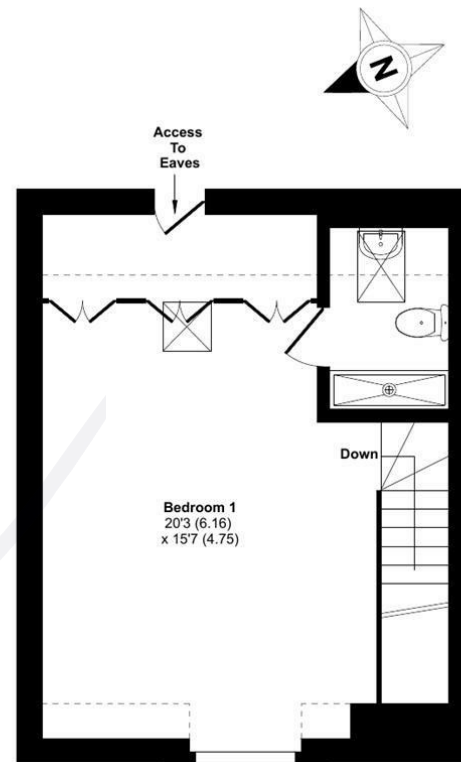
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sims Williams. REF: 1486478





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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.