

ROYSTON & LUND



Lindisfarne, Abbotsgate, Tamworth

Guide Price £365,000

- DRIVEWAY AND REAR GARDEN
- STUDY/ SNUG
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- NO ONWARD CHAIN
- LOUNGE
- GARDEN ROOM
- THREE FURTHER BEDROOMS
- BREAKFAST KITCHEN
- SHOWER ROOM
- FREEHOLD

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Royston & Lund are excited to bring to market this charming four-bedroom home nestled in the peaceful area of Abbotsgate.

This cotemporary four-bedroom property boasts two spacious bathrooms and two inviting living spaces providing ample space for relaxation and entertainment.

Convenience is key with off-road parking available for up to three vehicles. Additionally, there is easy access to major road networks such as the A5.

At the rear, this property features an expansive garden providing space for gardening enthusiasts or gatherings with family and friends. Completing the outdoor amenities is a sizeable shed offering convenient storage solutions for all gardening equipment.

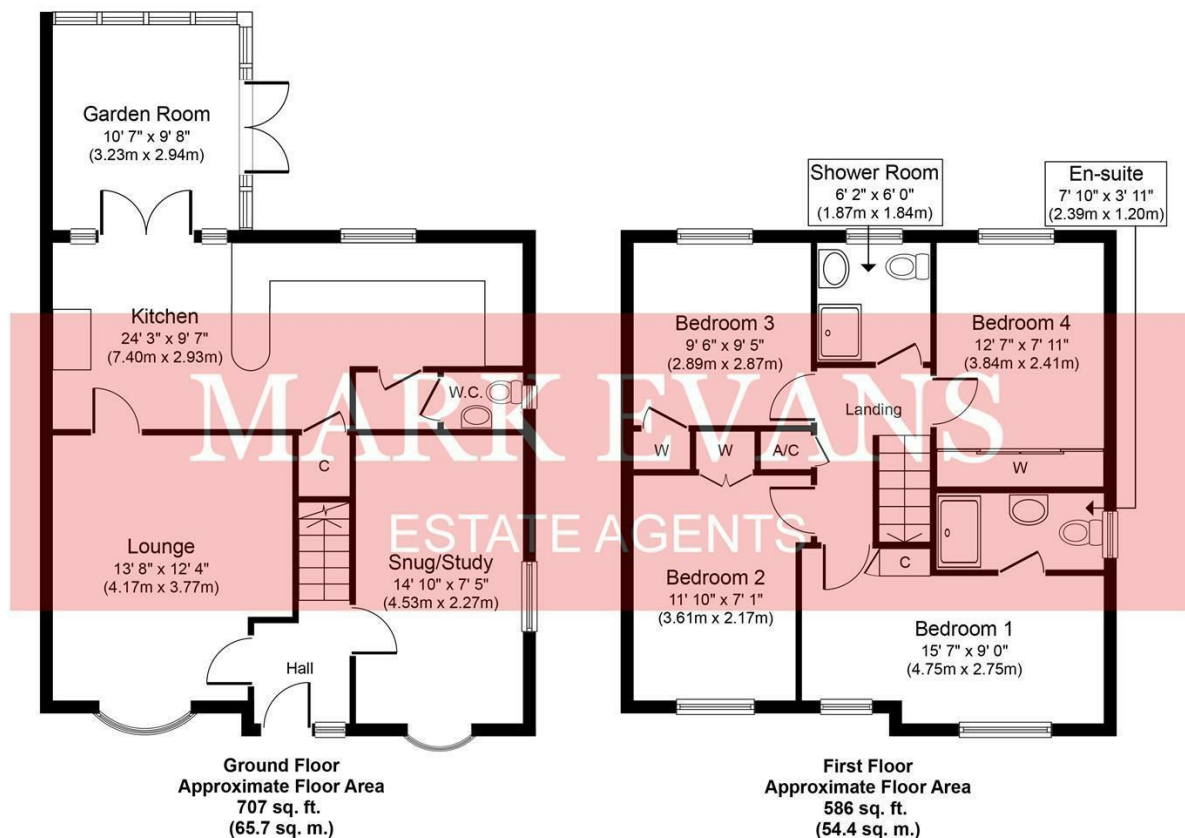
Overall, this residence offers the perfect blend of comfort and accessibility. This property offers modern amenities and stylish finishes throughout. The serene ambiance of the neighbourhood ensures a tranquil living experience.



Council Tax Band: D







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

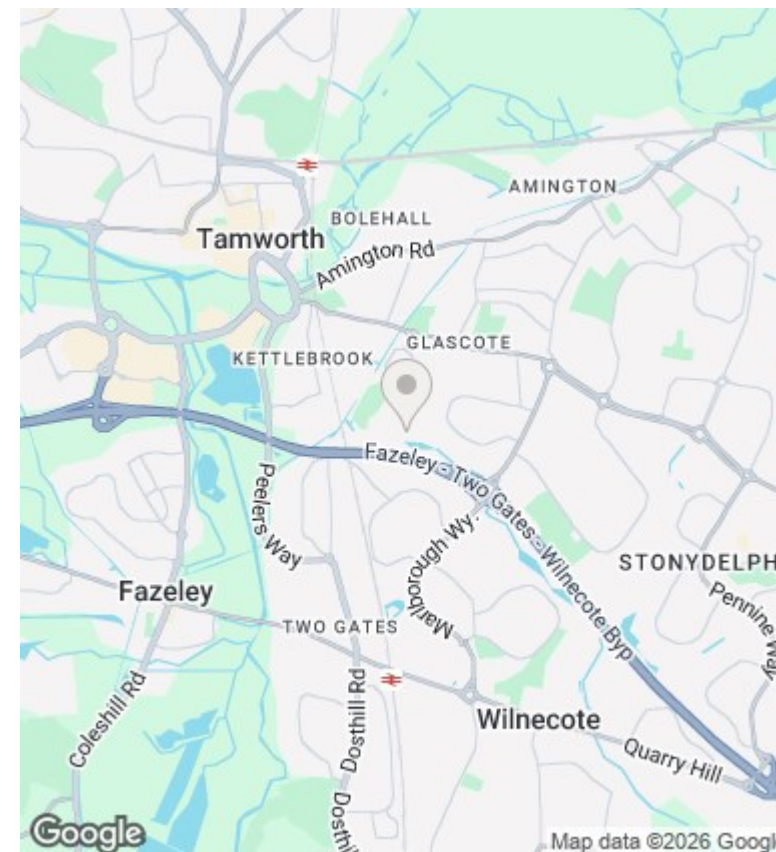
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Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	84
EU Directive 2002/91/EC		