



## Buy

this superbly located and proportioned three/four bedroom family townhouse set in a popular gated community. Having integral garage, south facing private rear garden in excellent school catchment.

## from Spencer.

- · Available with no onward chain
- Superbly proportioned three/four bedroom townhouse
- Flexible accommodation over three floors
- · Kitchen dining room
- Family bathroom, ensuite shower room and ground floor WC
- Southerly facing private rear garden
- Integral garage and off street parking
- Council Tax Band-E
- EPC Rating -C
- What3words///case.native.silly











£480,000









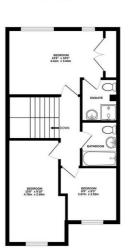
## Floorplan

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GROUND FLOOR 483 sq.ft. (44.8 sq.m.) approx



1ST FLOOR 508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR 507 sq.ft. (47.1 sq.m.) approx

TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every alternity has been made on season the accuracy of the floopian contained here, measurements of doors, windows, come and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicate solven have not been tested and no guarantee as to their operations of efficiency can be given.

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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