

3 Bedroom(s), Town House, Freehold

Woodfield Way, Woodfield Plantation.



- 3D Virtual Tour Available
- Beautifully Presented Town House
- Ground Floor W/C
- Study Area on the First Floor
- Rear Enclosed Garden

- No Chain
- Modern and Contemporary Kitchen Diner
- Three Double Bedrooms En Suite to Master
- Lounge Looking over the Patio and Garden
- Two Allocated Parking Bays at the Rear of the Property

£215,000
For Sale

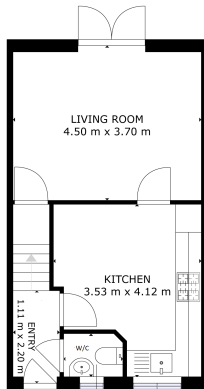
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...The house is in an ideal location, close to local amenities (supermarkets and pubs), motorways, primary and comprehensive schools. The views from the front and back are of fields and trees, so you can see the local wildlife. Also we have lots of areas where you can go for a lovely walk or run.

Ground Floor

Floor Plan



1.40 m x 1.02 m

GROSS INTERNAL AREA
FLOOR 1: 35 m², FLOOR 2: 35 m², FLOOR 3: 18 m²
TOTAL: 88 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1



Lounge



Ground Floor W/C

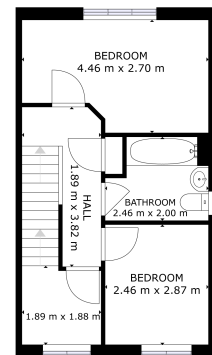


Kitchen Diner



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 35 m², FLOOR 2: 35 m², FLOOR 3: 18 m²
TOTAL: 88 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 2



Bedroom



Bedroom



Family Bathroom

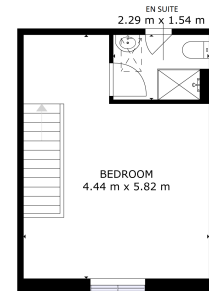


Study Area



Second Floor

Floor Plan



FLOOR 3
GROSS INTERNAL AREA
FLOOR 1: 35 m², FLOOR 2: 35 m², FLOOR 3: 18 m²
TOTAL: 88 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom With En Suite



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £840

Average Annual Gas Bills - £360

Average Annual Water Bills - £250

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Dec 2020

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Dec 2020

Boiler Location - Kitchen

Approximate Electrical System Installation Date - Dec 2020

Approximate Electrical System Test Date - 3 years

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 