



## Pennard Close, offers over £260,000

- NO CHAIN
- Beautifully presented
- Perfect for families and first time buyers
- Two story outbuilding
- Not Overlooked
- Council tax band E
- EPC Rating: C



 4  2  1



## About the property

Four-bedroom townhouse over three floors featuring a large kitchen, WC and ground-floor bedroom. Spacious living room and double bedroom on the first floor, two double bedrooms upstairs including en-suite, family bathroom, garden with outbuilding, drive and garage, Council-Tax-E, EPC C rated.

## Accommodation

### Ground Floor

#### Entrance Hallway

#### Cloakroom

#### Kitchen

15' 5" Max x 12' 2" ( 4.70m Max x 3.71m )

#### Bedroom 4

8' 10" x 8' 2" ( 2.69m x 2.49m )

#### Kitchen

15' 5" Max x 12' 2" ( 4.70m Max x 3.71m )

### First Floor

#### Bedroom 3/ Study

12' 2" x 8' 10" ( 3.71m x 2.69m )



## Living Room

15' 5" x 12' 2" ( 4.70m x 3.71m )

## Second Floor

### Bedroom 2

12' 2" x 8' 10" ( 3.71m x 2.69m )

### Bedroom 1

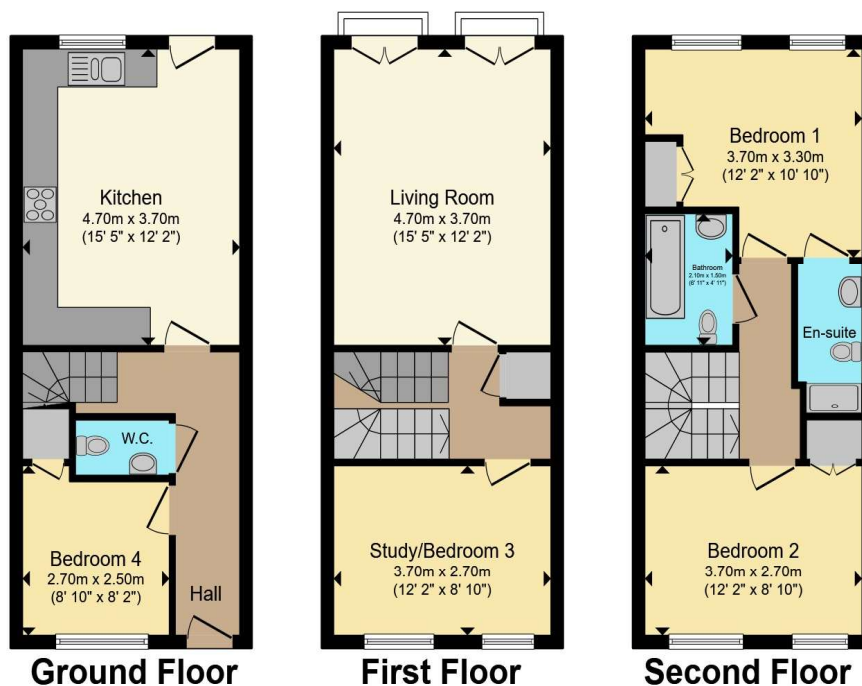
12' 2" Max x 10' 10" Max ( 3.71m Max x 3.30m Max )

### En Suite

### Garden

### Family Bathroom

## Floorplan



Total floor area 103.2 m<sup>2</sup> (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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